

AMERICAN FORK CITY PLANNING COMMISSION
SEPTEMBER 22, 2021
REGULAR SESSION

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on September 22, 2021, at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

The agenda shall be as follows:

1. Pledge of Allegiance
2. Hearing, review and action on a land use map amendment for property located at 341 North 300 East from the Medium-Density Residential to the High-Density Residential designation
3. Hearing, review and action on a zone map amendment for property located at 341 North 300 East from the R-2-7,500 Residential zone to the R-4-7,500 Residential zone
4. Hearing, review and action on the preliminary plan and final plats for Mott Estates, located at 485 South 380 East
5. Other Business
6. Site Plan Committee Report
7. Review and action on the minutes of the September 8, 2021 Planning Commission Regular Session
8. Adjournment

John H. Woffinden, P.G.
Planning Commission Chairman

The order of agenda items may change to accommodate the needs of the commission, city staff and the public

AGENDA TOPICS:

Hearing, review and action on a land use map amendment for property located at 341 North 300 East from the Medium-Density Residential to the High-Density Residential designation

Hearing, review and action on a zone map amendment for property located at 341 North 300 East from the R-2-7,500 Residential to the R-4-7,500 Residential zone

ACTION REQUESTED: Recommendations of approval for land use and zone map amendments.

BACKGROUND INFORMATION		
Location:		341 North 300 East
Applicants:		Julie Smith/Ed Sanchez
Existing Land Use:		Residential Medium Density
Proposed Land Use:		Residential High Density
Surrounding Land Use:	North	Residential Medium Density
	South	Residential Medium Density
	East	Residential Medium Density
	West	Residential Medium Density
Existing Zoning:		Southern Half of Lot: R-4-7,500 Northern Half of Lot: R-2-7,500
Proposed Zoning:		R-4-7,500
Surrounding Zoning:	North	R-2-7,500
	South	R-4-7,500
	East	R-2-7,500
	West	R-2-7,500

Background

The applicant proposes to amend the land use and zone map designations of the residential lot located at 341 North 300 East. The land use for the entire property is classified as Residential Medium Density, but the zoning is split into the R-4-7,500 Residential zone for the southern half and the R-2-7,500 Residential for the northern half.

The applicant is asking to change the land use designation to Residential High Density to extend the R-4-7,500 Residential zone over the entire property; and plans upon approval of this petition to submit a building permit for a 5-plex.

POTENTIAL MOTIONS:

LAND USE MAP AMENDMENT

APPROVAL

Mr. Chairman, I move that we recommend approval of the land use map amendment.

DENIAL

Mr. Chairman, I move that we recommend denial of the land use map amendment.

TABLE

Mr. Chairman, I move that we table action on the land use map amendment.

ZONE MAP AMENDMENT

APPROVAL

Mr. Chairman, I move that we recommend approval of the zone map amendment.

DENIAL

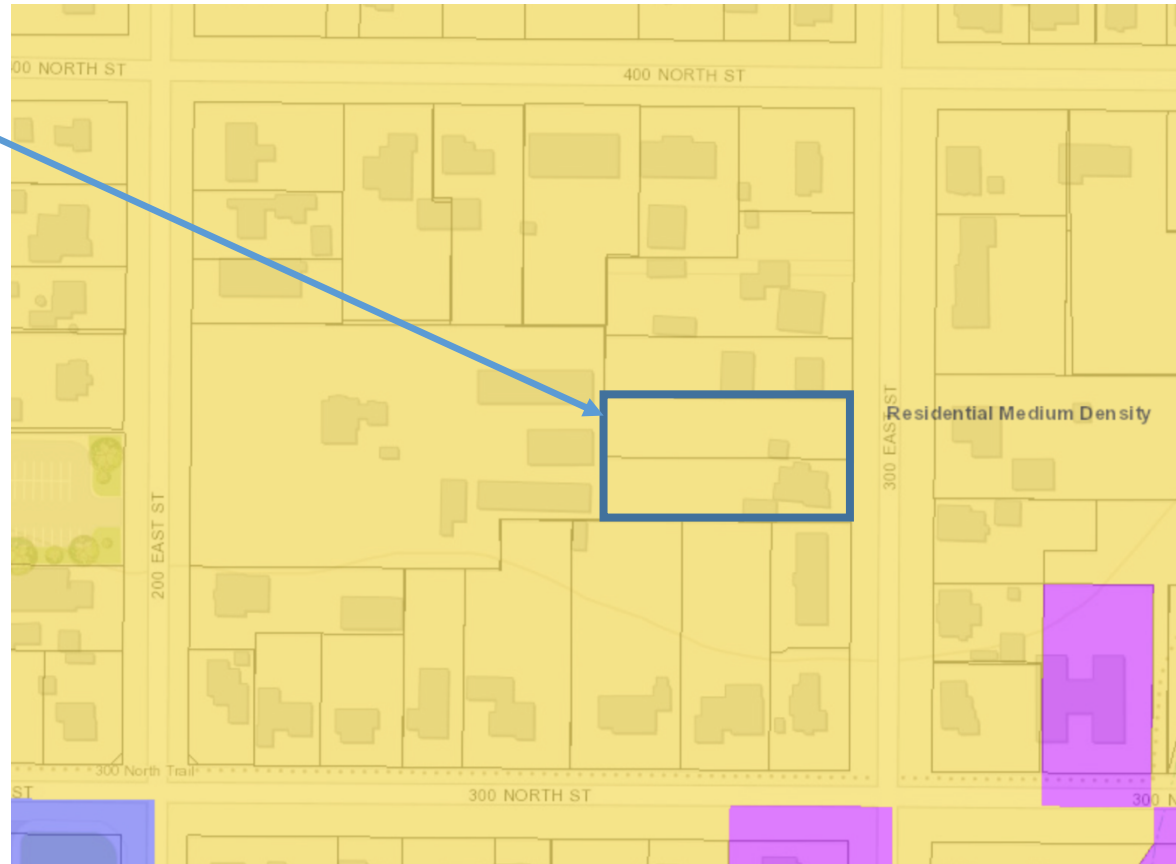
Mr. Chairman, I move that we recommend denial of the zone map amendment.

TABLE

Mr. Chairman, I move that we table action on the zone map amendment.

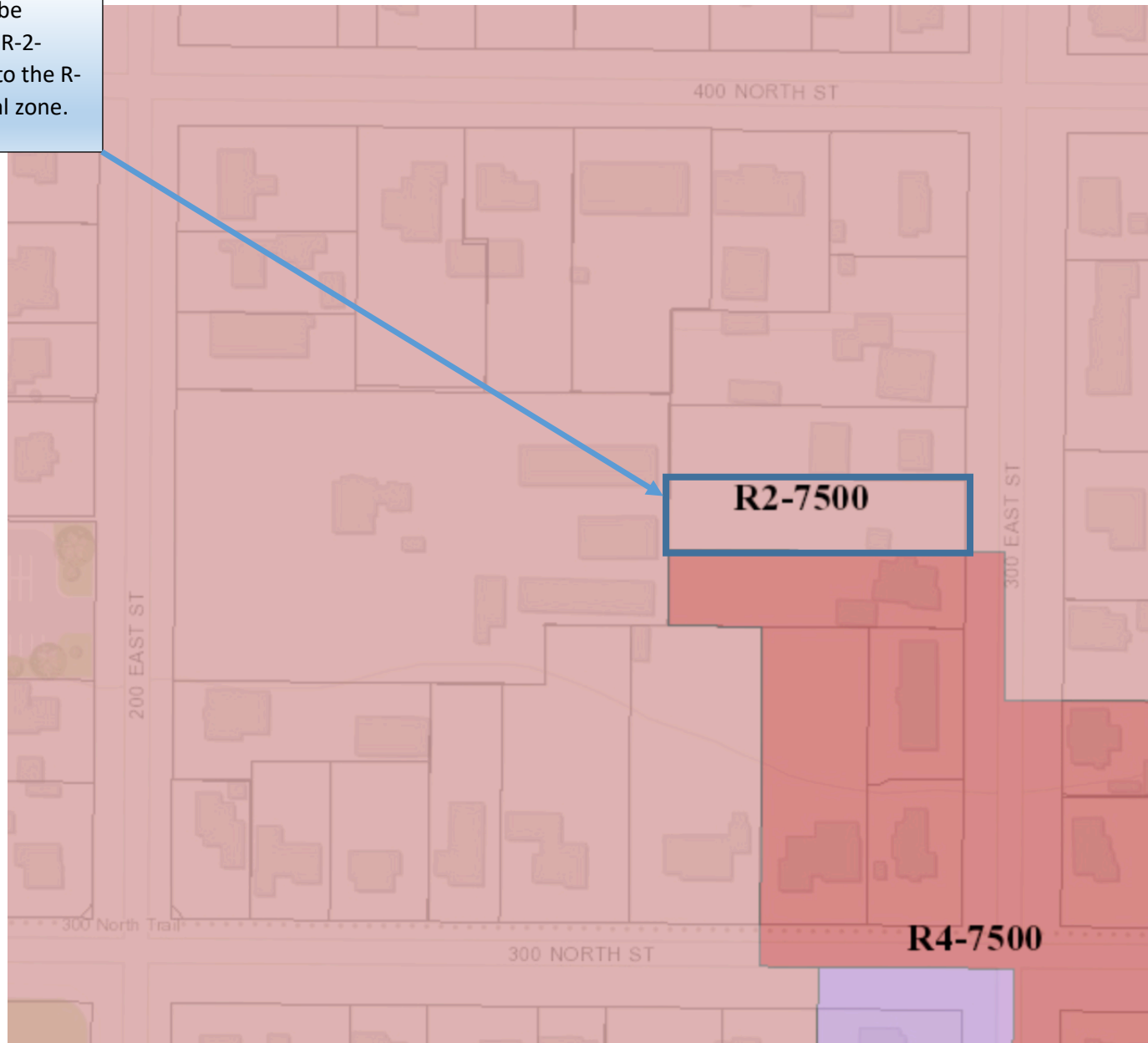
Land Use Map

Area proposed to be
changed from Residential
Medium Density to
Residential High Density



Zoning Map

Area proposed to be changed from the R-2-7,500 Residential to the R-4-7,500 Residential zone.





AMERICAN FORK CITY – Public Works Department
275 EAST 200 NORTH, AMERICAN FORK UT 84003
Phone: 801-763-3060 Fax: 801-763-3005 www.afcity.org

GENERAL PLAN AMENDMENT (purple)

Technical Review Committee Submittal Form

Project Name: _____
Location: 341 N. 300 EAST
Reason/Description: ZONE CHANGE / med. DENSITY TO HIGH DENSITY
Utah County Parcel No(s): 02:055:0017
Property Owner Name: NTIR PROPERTIES, - ED SANCHEZ
Property Owner Signature: [Signature]

Property Owner or Authorized Representative Contact Information: (By indicating an authorized representative, all communication from the City regarding the project will be directed to your authorized representative.)

Name: JULIE SMITH
Address: 182 S OREM BLVD. OREM UT 84058
Telephone: 801-368-9552 Fax: —
Email: julielynnsmith5@gmail.com

Submit the following to Lisa Halversen, Public Works Dept, 275 East 200 North.

1. Five paper submittals including plans (sized 11" x 17") and all reports (sized 8.5" x 11")
2. Electronic submittal on DISC:
 - a. a full plan set in one (1) single pdf
 - b. an electronic design file AutoCAD 2009 format (N.A.D. 83 Coordinates)
 - c. reports (drainage, geotechnical, title) each in a separate pdf
3. Fee as determined at time of Site Plan Review Fee: \$250.00

Applications will not be accepted without ALL the required submittal materials. The City will not hold partial submittals.

Acceptance of this submittal to the Technical Review Committee (TRC) for review is not an acknowledgement by the City of a complete application. This determination will be made by the TRC in accordance with UCA 10-9a-509.5

By submitting an application, owner/authorized representative hereby authorizes American Fork City Representatives to enter the property for purposes of evaluating this application.

PAID \$ 250
PLAN REVIEW DEPOSIT
8/29/21

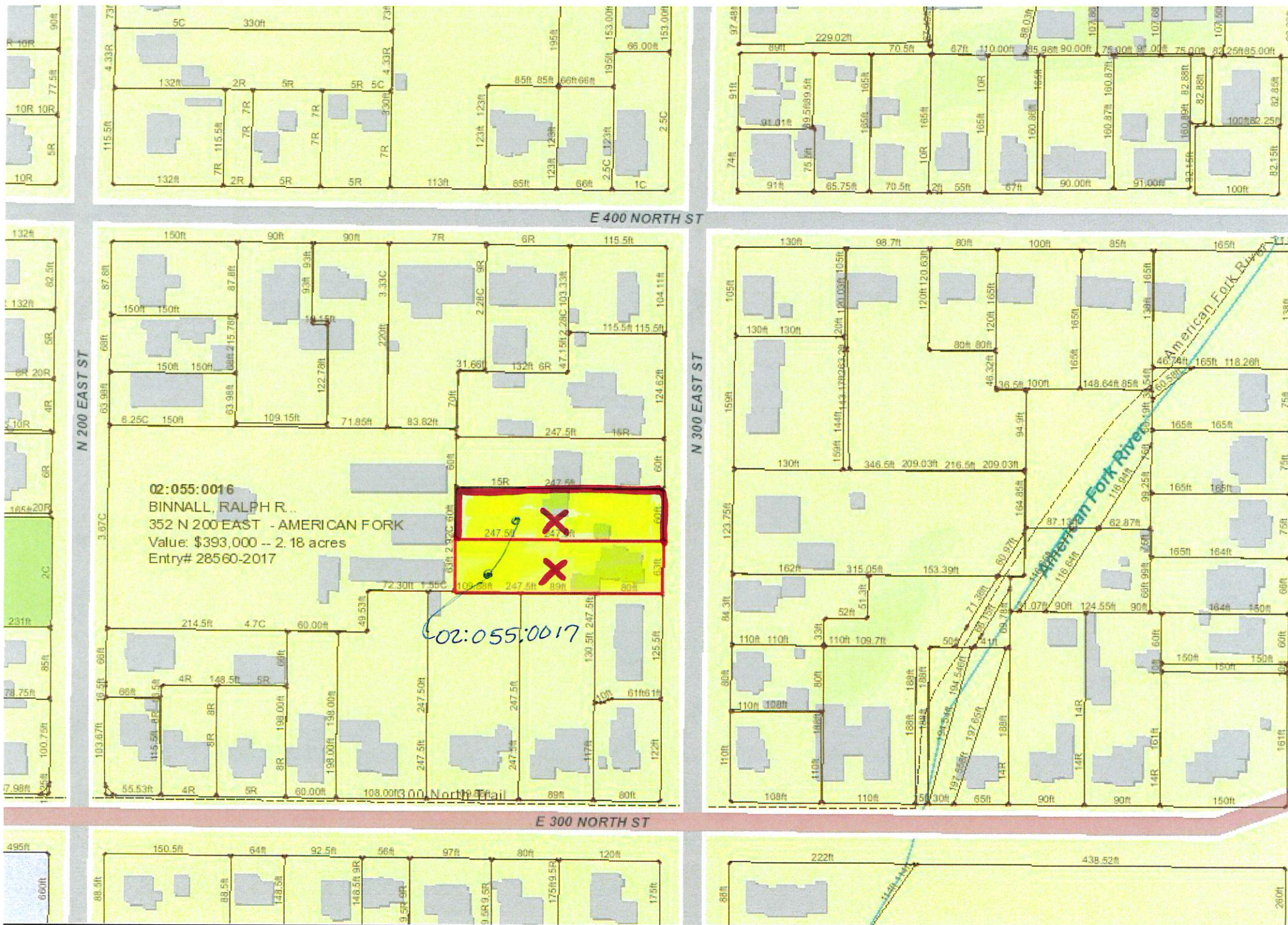
SUBMITTAL CHECKLIST (check to indicate items are included in submittal)

<input checked="" type="checkbox"/>	Property Size (acres): <u>0.41 ACRES</u>
<input checked="" type="checkbox"/>	What changing conditions make the proposed amendment reasonably necessary to promote the purpose of the American Fork City Land Use Plan? (typewritten)
<input checked="" type="checkbox"/>	What is the current land use classification of the area to be considered? <u>RESIDENTIAL MED. DENSITY</u>
<input checked="" type="checkbox"/>	What land use classification are you proposing for the area to be considered? <u>RESIDENTIAL HIGH DENSITY</u>
<input checked="" type="checkbox"/>	Map illustrating property to be changed.

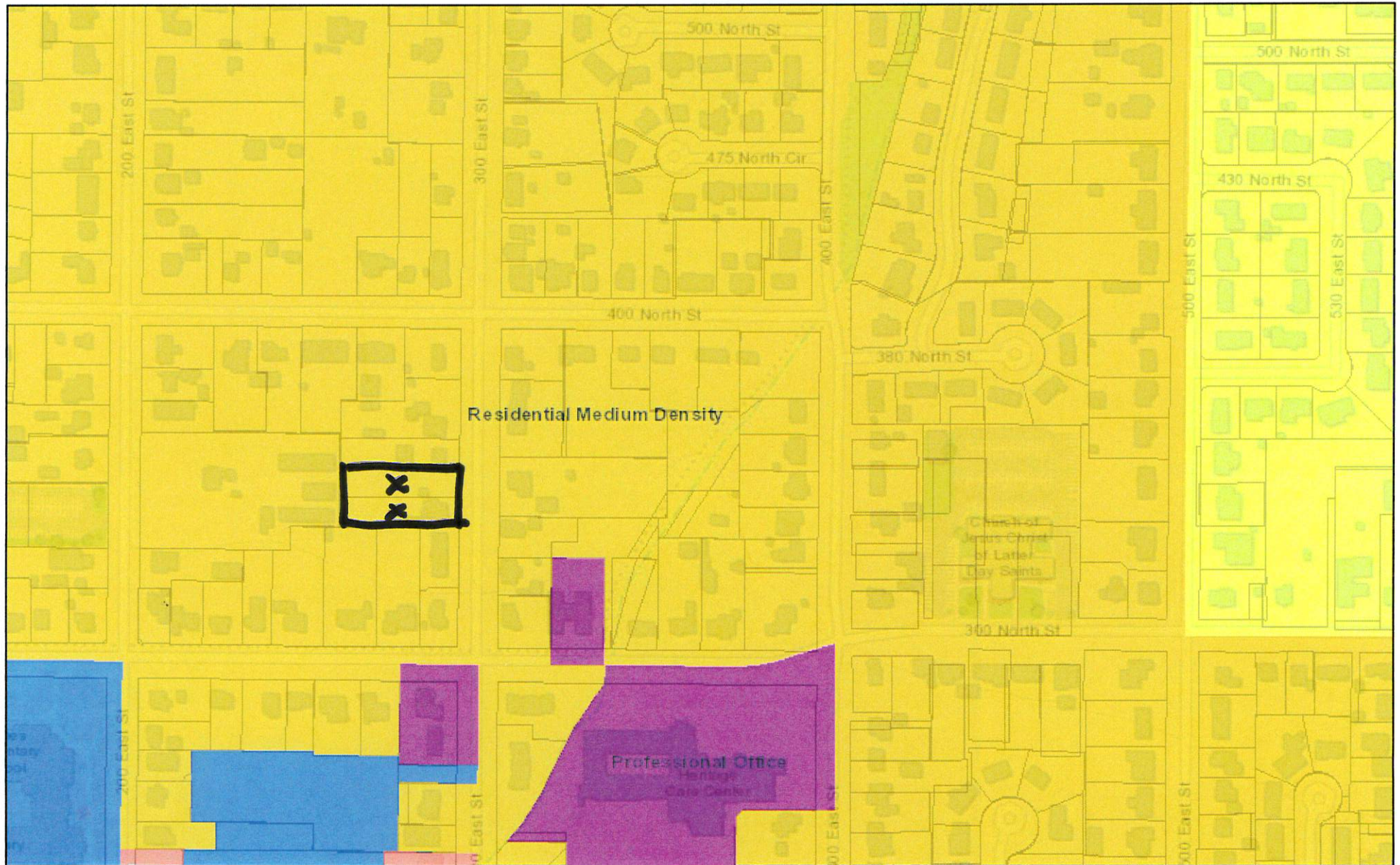
Link to Development Code

https://www2.municode.com/library/ut/american_fork/codes/code_of_ordinances

- Amendments – Chapter 17.11
- General Provisions – Sections 17.1.101 and 17.1.102

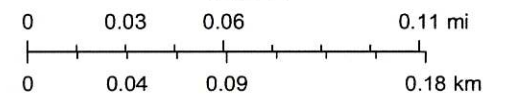


general plan



August 27, 2021

1:4,514



Narrative GENERAL PLAN AMENDMENT

The applicant owns two parcels located at 341 N. 300 East. They have **one** tax ID.

Tax ID # 002:055:0017.

Legal Description: S 63 FT OF LOT 4, OF BLK 41, PLAT A, AMERICAN FORK CITY SURVEY. ALSO: N 60 FT OF THE S 1/2 OF LOT 4, BLK 41, PLAT A, AMERICAN FORK CITY SURVEY. AREA .70 ACRES

Current Land Use General Plan – **Residential Medium Density** – allowed density up to **approximately** six (6) upa

Proposed Land Use General Plan – **Residential High Density** – allowed density up to approximately thirteen (13) upa. We are requesting 7 units per acre and have been advised by staff to do a General Land Use Change.

The northern parcel

lot size 14,850 sq.ft. / 0.34 acres

Current Zoning – R-2-7,500 Residential Zone

The southern home parcel

built in 1946, with a total of 1,482 sq.ft.

lot size – 15,593 sq.ft. / 0.36 acres

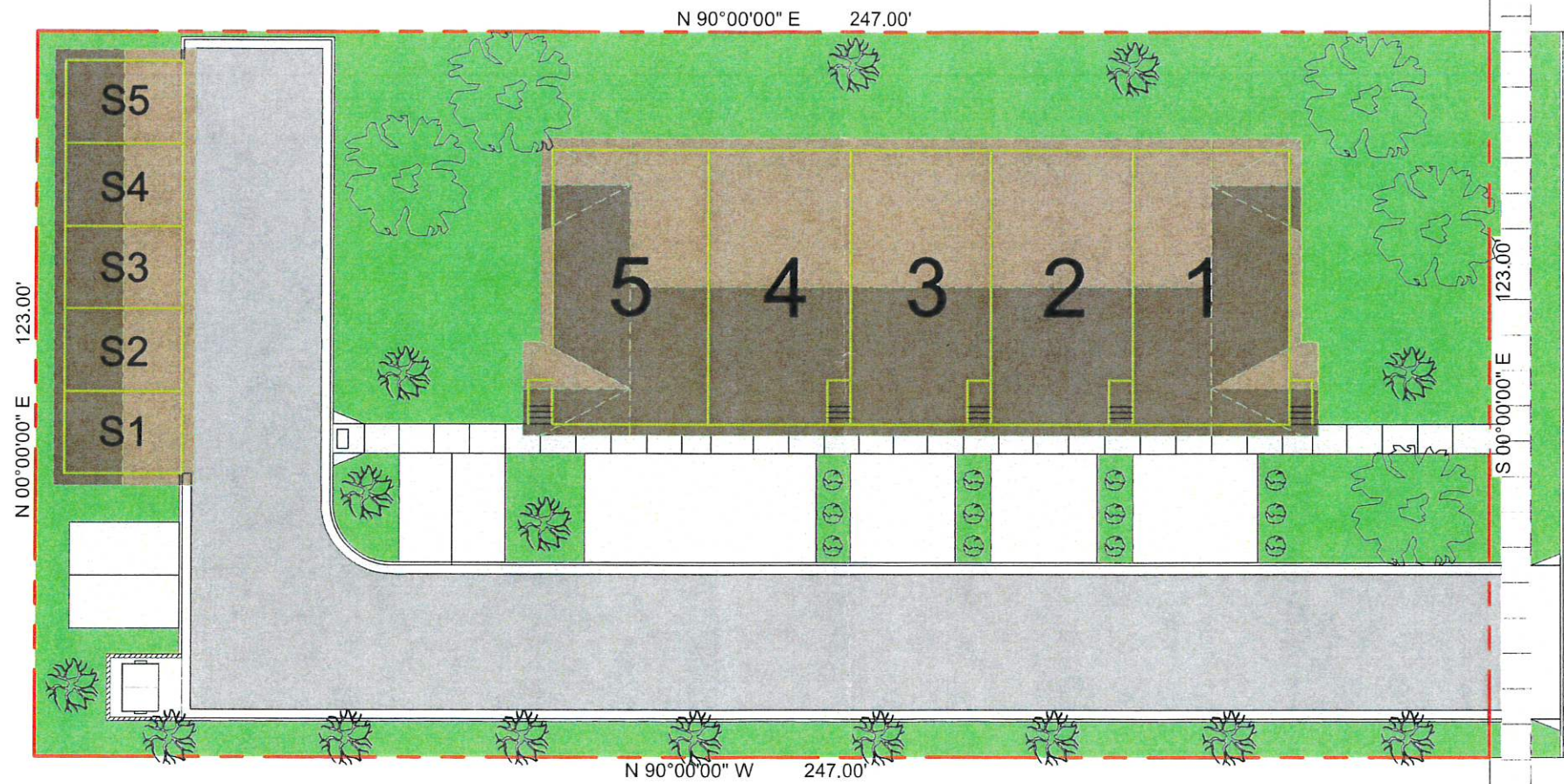
Current Zoning – R-4-7,500 Residential Zone

The applicant is requesting to have the northern parcel zoned the same as the southern parcel R-4-7,500.

We are submitting for General Plan Amendment and Zone change

The proposed site plan combines both parcels into a single lot with a total acreage of 0.7 acres.

We are proposing a five (5) plex with 2 car garages and 4 additional parking stalls. It meets the intent and requirements in the R-4-7,500 zone.



300 East Street



AMERICAN FORK CITY – Public Works Department
275 EAST 200 NORTH, AMERICAN FORK UT 84003
Phone: 801-763-3060 Fax: 801-763-3005 www.afcity.org

ZONE CHANGE (blue)

Technical Review Committee Submittal Form

Project Name: _____
Location: 341 N. 300 EAST
Reason/Description: ZONE CHANGE R-2-7,500 TO R-4-7,500
Utah County Parcel No(s): 02: 055:0017 (NORTHERN PARCEL)
Property Owner Name: NTIR PROPERTIES - ED SANCHEZ
Property Owner Signature: [Signature]

Property Owner or Authorized Representative Contact Information: (By indicating an authorized representative, all communication from the City regarding the project will be directed to your authorized representative.)

Name: Julie Smith
Address: 182 S OREM BLVD. OREM UT 84058
Telephone: 801-368-9552 Fax: _____
Email: julielynasmith5@gmail.com

Submit the following to **Lisa Halversen, Public Works Dept, 275 East 200 North.**

- Five paper** submittals including plans (sized 11" x 17") and all reports (sized 8.5" x 11")
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PAID \$ 250
PLAN REVIEW DEPOSIT
8/29/21

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By submitting an application, owner/authorized representative hereby authorizes American Fork City Representatives to enter the property for purposes of evaluating this application.

SUBMITTAL CHECKLIST (applicant – check the box to indicate items are included in this submittal)

<input checked="" type="checkbox"/>	Property Size (acres): <u>0.34 ACRES</u> Current Zone Classification: <u>R-2-7,500</u>
<input checked="" type="checkbox"/>	What changed or changing conditions make the proposed amendment reasonably necessary to promote the purposes of the American Fork City Development Code? (typewritten)
<input checked="" type="checkbox"/>	Does the proposed zone change conform to the Land Use Plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If no, please submit a request for General Plan Amendment with this application.

<input checked="" type="checkbox"/>	What zone classification are you proposing for the area to be considered? <u>R-4-2,500</u>
<input checked="" type="checkbox"/>	Map illustrating property to be changed.

Link to Development Code

https://www2.municode.com/library/ut/american_fork/codes/code_of_ordinances

- Amendments – Chapter 17.11
- General Provisions – Sections 17.1.101 and 17.1.102

Narrative Zone Change

The applicant owns two parcels located at 341 N. 300 East. They have **one** tax ID.

Tax ID # 002:055:0017.

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The applicant is requesting to have the northern parcel **zoned the same** as the southern parcel

R-4-7,500.

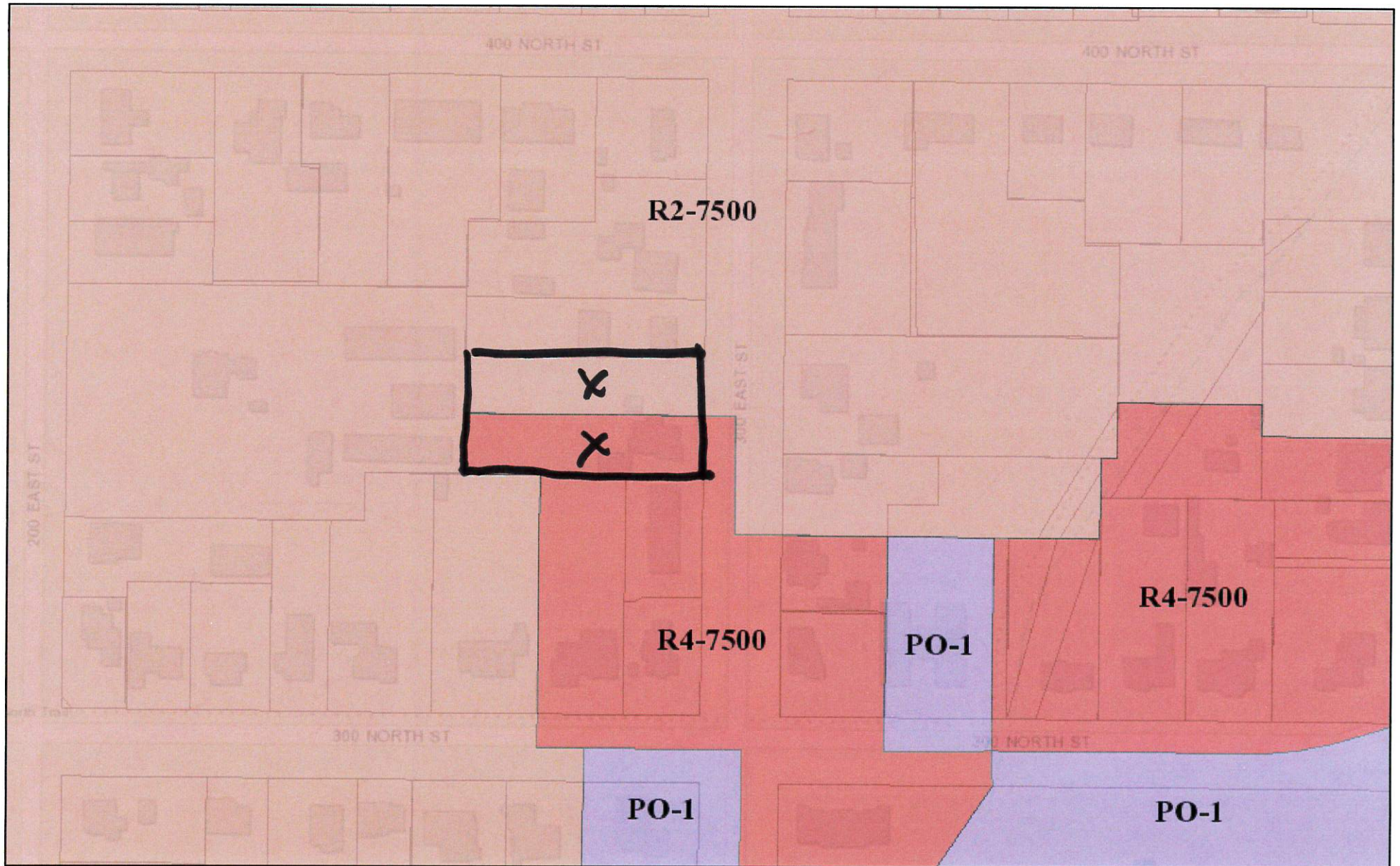
We are submitting for General Plan Amendment and Zone change

The proposed site plan combines both parcels into a single lot with a total acreage of

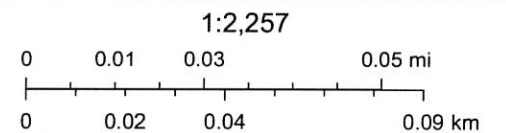
0.7 acres.

We are proposing a five (5) plex with 2 car garages and 4 additional parking stalls. It meets the intent and requirements in the R-4-7,500 zone.

current zoning



August 27, 2021



Untitled Map

exiting home to be removed

Legend

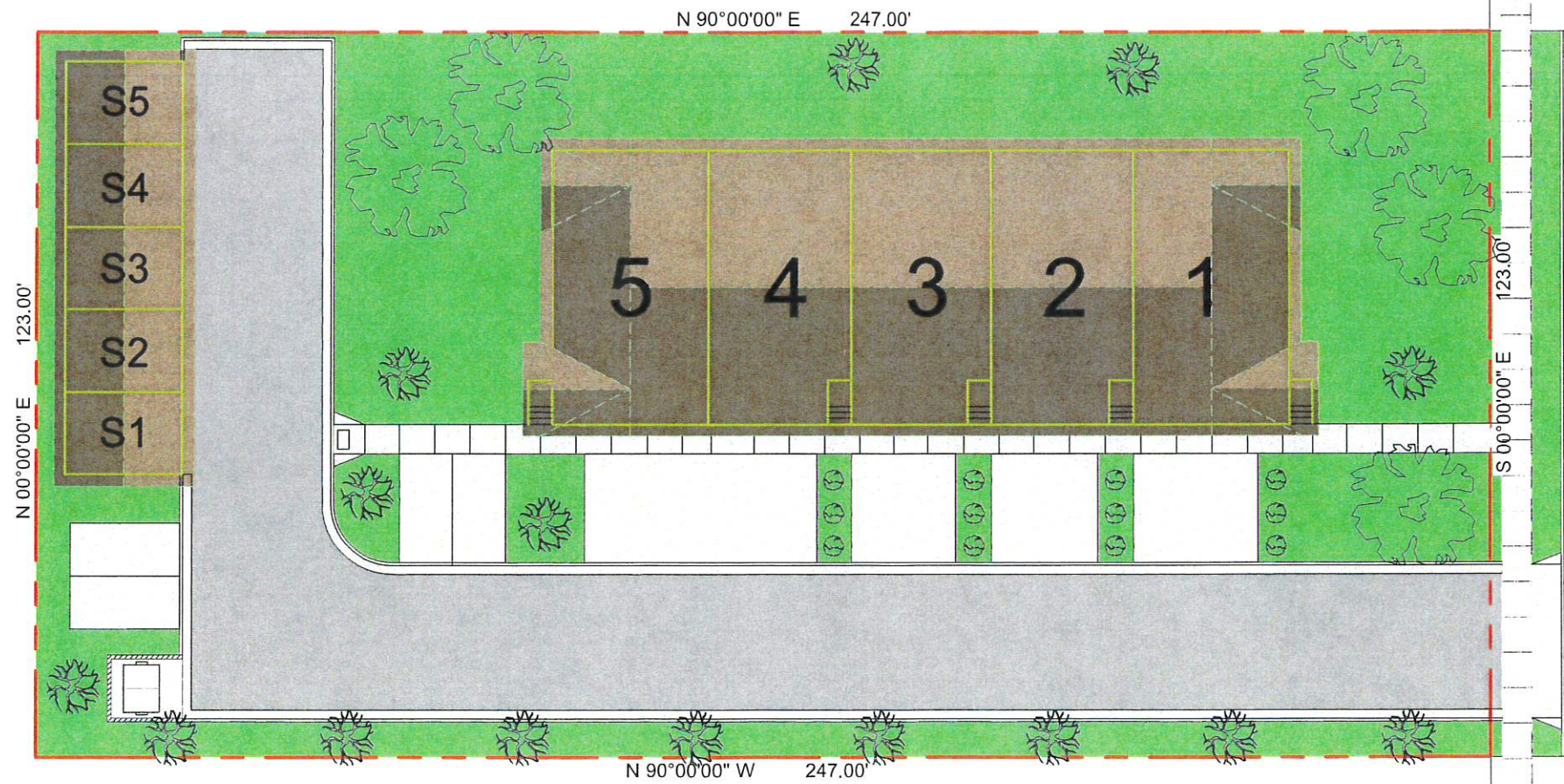


Google Earth

© 2021 Google



6.84 ft



300 East Street

AGENDA TOPIC: Hearing, review and action on the preliminary plan and final plat for Mott Estates Plat B, located at 485 South 380 East in the R-2-7,500 zone.

BACKGROUND INFORMATION				
Location:		485 South 380 East		
Applicants:		Jared Schauers		
Existing Land Use:		Residential		
Proposed Land Use:		Residential		
Surrounding Land Use:	North	Residential		
	South	Residential		
	East	Residential		
	West	Residential		
Existing Zoning:		R-2-7,500 Residential		
Proposed Zoning:		N/A		
Surrounding Zoning:	North	R-2-7,500		
	South	R-2-7,500		
	East	R-2-7,500		
	West	R-2-7,500		
Land Use Plan Designation:		Residential Medium Density		
Zoning within Land Use Plan Designation?		x	Yes	No

Background

Mott Estates Plat B is a subdivision of the existing Lot 12, Plat A, of Mott Estates Subdivision and proposes to create Lot 1, which contains the existing home, and Lot 2, which will be a new building lot. Both lots meet or exceed the area and dimensional requirements of the R-2-7,500 Residential zone.

Consistency with the Land Use Plan

The Land Use Plan designates this area as Residential Medium Density with which the zoning and plat comply, therefore the proposed subdivision is consistent with the Land Use Plan designation.

Section 17.8.211 of the Development Code

The Planning Commission may act to recommend approval of a final plat upon a finding that:

- a. The final plat conforms with the terms of the preliminary plan approval.

The preliminary plan and final plat are processed concurrently and are consistent with one another.

- b. The final plat complies with all City requirements and standards relating to Subdivisions.

This criterion has been met.

- c. The detailed engineering plans and materials comply with the City standards and policies.

Engineering will address concerns, if any, at the time of the Planning Commission Meeting.

- d. The estimates of cost of constructing the required improvements are realistic.

Engineering will determine whether the cost estimates of constructing any required improvements are realistic.

- e. The water rights conveyance documents have been provided.

Any water rights conveyance shall be satisfied prior to plat recordation.

FINDINGS OF FACT/CONDITION OF APPROVAL

After reviewing the application for final plat approval, the following finding of fact and condition of approval are offered for consideration:

1. The final plat meets Section 17.8.101 (Intent) of Chapter 17.8 (Subdivisions).
2. The final plat meets the criteria as found in Section 17.8.211 of the Development Code.

POTENTIAL MOTIONS

APPROVAL

PRELIMINARY PLAN

Mr. Chairman, I move that we approve the preliminary plan for Mott Estates Plat B, located at 485 South 380 East subject to any findings, conditions and modifications found in the engineering report.

FINAL PLAT

Mr. Chairman, I move that we recommend approval of the final plat for Mott Estates Plat B, located at 485 South 380 East with the findings listed in the staff report, and subject to any findings, conditions and modifications found in the engineering report.

DENIAL

PRELIMINARY PLAN

Mr. Chairman, I move that we deny the preliminary plan for Mott Estates Plat B, located at 485 South 380 East.

FINAL PLAT

N/A [If the preliminary plan is denied, there can be no recommendation on the final plat.]

TABLE

PRELIMINARY PLAN

Mr. Chairman, I move that we table action on the preliminary plan for Mott Estates Plat B, located at 485 South 380 East.

FINAL PLAT

Mr. Chairman, I move that we table action on the final plat for Mott Estates Plat B, located at 485 South 380 East.

AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 9/22/2021

This report is a summary of the American Fork City Engineering Division plan review comments regarding the subject plan as submitted by the applicant for American Fork City Land Use Authority approval:

Project Name: Mott Estates Plat B

Project Address: 485 South 380 East

Developer / Applicant's Name: Jared Schauers

Type of Application:

- | | | |
|--|--|--------------------------------------|
| <input checked="" type="checkbox"/> Subdivision Final Plat | <input checked="" type="checkbox"/> Subdivision Preliminary Plan | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> Code Text Amendment | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Commercial Site Plan | <input type="checkbox"/> Residential Accessory Structure Site Plan | |

Project Map:



Engineering Division Recommendation: The Engineering Division recommends APPROVAL of the proposed development with the following conditions:

STANDARD CONDITIONS OF APPROVAL

Standard Conditions of Approval:

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with these Standard Conditions of Approval prior to any platting, permitting, or any other form of authorization by the City including plat recording or other property conveyance to the City and prior to scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder's Office.

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
7. **Compliance with the Engineering Division Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
12. **Fees:** Payment of all development, inspection, recording, street light, and other project related fees.
13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

Mott Estates "B"

American Fork

Utah



Vicinity Map

Legend	
Symbol	Description
	Proposed 8" Sanitary Sewer Main
	Existing Sanitary Sewer Main (size noted on plan)
	Proposed Culinary Water Main (size noted on plan)
	Existing Culinary Water Main (size noted on plan)
	Existing Storm Drain pipe (size noted on plan)
	Proposed Storm Drain pipe (size noted on plan)
	Cable TV utility lines
	Existing Power lines
	New underground Power lines
	Outside Boundary line
	Existing surface improvements
	Existing Sidewalk
	Existing Sidewalk
	Existing Contour Elevation
	Finish Contour Elevation
	Finish Spot Elevation
	Drainage Flow Direction
	Water Meter (size noted on plan)
	Culinary Water Valve
	Fire Hydrant
	Sanitary Sewer Manhole
	Storm Drain Manhole
	Storm Drain Box
	top of asphalt
	top of sidewalk
	back of top of curb
	back of top of sidewalk
	Sanitary Sewer Manhole
	Storm Drain Manhole
	Water Valve
	Gas valve
	Water Meter
	edge of existing asphalt
	Public Utility Easement

NOTES:

- The fire protection items (fire hydrant, water mains, access roads, etc.) shown on this site plan are preliminary only. Detailed fire protection plans shall be submitted with the building plans. Plan reviews by the fire Prevention Bureau shall be completed prior to the issuance of a building permit. The plan reviews by the Fire Prevention Bureau may identify additional fire protection requirements mandated by the International Fire Code. Fire hydrant foot valves shall be installed at the connection point with the main water lines.
- All landscaped areas shall have an automatic, underground sprinkling system with a back-flow device to the building. Back-flow devices shall be installed and tested in accordance with the City Code. Water meters shall be located at the back of sidewalk or curb in an area that is accessible for reading and servicing. Water meters shall not be located within areas enclosed with fences or within 10 feet (10') of any existing or proposed structure.
- If required by the City Code or by the applicant's permit for Industrial Wastewater Discharge, a sampling manhole and fat and oil separator/grease trap shall be installed I.A.W. City standards and specifications.
- All signage shall comply with the requirements of the City Code.
- All utilities, including water and sewer laterals, water and sewer mains, storm water drains, storm water sumps, sewer manholes, water valves, etc., shall not be located under covered parking areas and shall be installed according to the City Code.
- All roof drainage shall be routed through on-site storm water management facilities.
- At the time of construction, the City of may determine based on professional experience and judgment and at its sole discretion, the need for the Owner/Developer to pay for, remove, and replace any existing substandard improvements such as curbs, gutters, sidewalks, drive approaches, driveways, decorative concrete, wheelchair ramps, etc., or any unused drive approaches.
- All construction shall conform to the City of construction standards and specifications unless the improvement is within the UDOT right-of-way, in which case the construction shall conform to UDOT construction standards and specifications.

American Fork City Contacts

Company	Contact	Phone	Address
AF City Culinary Water	Jay Brems	801-763-3060	275 East 200 North American Fork, UT 84003
AF Pressurized Irrigation	Jay Brems	801-763-3060	275 East 200 North American Fork, UT 84003
AF Sanitary Sewer	Ashton Hardy	801-763-3060	275 East 200 North American Fork, UT 84003
AF Storm Drain Sewer	Ashton Hardy	801-763-3060	275 East 200 North American Fork, UT 84003
AF Fire Marshall	Mat Sacco	801-763-3040	96 North Center American Fork, UT 84003
AF Fiber	Kyle Petersen	801-400-2933	275 East 200 North American Fork, UT 84003
AF Flood Irrigation Company	Ernie John	801-471-6576	475 West 700 North American Fork, UT 84003
Rocky Mountain Power	Teria Walker	801-756-1310	70 North 200 East American Fork, UT 84003
COMCAST	Elysia Valdez	801-401-3017	9602 South 300 West Sandy, Utah 84070
Timpanogos Special Service District	David Barlow	801-756-5231	6400 North 5050 West Utah County, UT 84003
Century Link	Ryan Allred	385-223-0084	1485 West 3100 South West Valley City, UT 84119
Qwestar Gas	Trent Johnson	801-853-6548	1140 West 200 South Salt Lake City, UT 84119
AF SWPPP Inspector	Harlan Nielson	801-763-3060	275 East 200 North American Fork Utah 84003

Developer:

Jared Schauers
383 North State
Orem Utah 84057
801-830-1500
Jared@homebasicsrealestate.com

Engineer:

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
801-224-1252

Site Data:

Zone = R2-7500
Total Area = 21,063 SF
Total number of Lots = 2

Sheet Index

1.0	Cover Sheet
1.1	General Notes
2.0	Utility Plan
3.0	Final Plat
4.0, 4.1,	Detail Sheets
5.0	ALTA Survey

Said described property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 49049C0306F, with a date of identification of June 19, 2020, for Community Number 490152, in Utah County, State of Utah which is the current Flood Insurance Rate Map for the community in which said property is situated.

GENERAL NOTES

- City of American Fork, A.P.W.A, Utah Chapter and Utah Department of Transportation Construction and Material Specifications, current editions, and any supplements thereto (hereafter referred to as Standard Specifications), shall govern all construction items unless otherwise noted. If a conflict between specifications is found, the more strict specification will apply as decided by the City Engineer. Item Numbers listed refer to City of American Fork Item Numbers unless otherwise noted.
- The City Engineer will not be responsible for means, methods, procedures, techniques, or sequences of construction that are not specified herein. The City Engineer will not be responsible for safety on the work site, or for failure by the Contractor to perform work according to contract documents.
- The Developer or Contractor shall be responsible to obtain all necessary permits including but not limited to Road Cut Permits and Notices of Intent (NOI), Building Permits, etc.
- The Contractor shall notify the City of American Fork, Public Works Department in writing at least 7 working days prior to beginning construction and request a pre-construction meeting. Bond for public improvements and inspection fees must be paid in full prior to requesting a pre-construction meeting.
- The Contractor shall be solely responsible for complying with all federal, state and local safety requirements including the Occupational Safety and Health Act of 1970. The Contractor shall exercise precaution always for the protection of persons (including employees) and property. It shall also be the sole responsibility of the Contractor to initiate, maintain and supervise all safety requirements, precautions and programs in connection with the work, including the requirements for confined spaces per 29 CFR 1910.146.
- Following completion of construction of the site improvements and before requesting occupancy, a proof survey shall be provided to the City of American Fork, Public Works Department, that documents "as _ built" elevations, dimensions, slopes and alignments of all elements of this project. The proof survey shall be prepared, signed and submitted by the Professional Engineer who sealed the constructions drawings.
- The Contractor shall restrict construction activity to public right_of_way and areas defined as permanent and/or temporary construction easements, unless otherwise authorized by the City Engineer.
- The Contractor shall carefully preserve benchmarks, property corners, reference points, stakes and other survey reference monuments or markers. In cases of willful or careless destruction, the Contractor shall be responsible for restorations. Resetting of markers shall be performed by a License Utah Professional Surveyor as approved by the City Engineer.
- Non-rubber tired vehicles shall not be moved on or across public streets or highways without the written permission of the City Engineer.
- The Contractor shall restore all disturbed areas to equal or better condition than existed before construction. Drainage ditches or watercourses that are disturbed by construction shall be restored to the grades and cross_sections that existed before construction.
- Tracking or spilling mud, dirt or debris upon streets, residential or commercial drives, sidewalks or bike paths is prohibited. Any such occurrence shall be cleaned up immediately by the Contractor at no cost to the City. If the Contractor fails to remove said mud, dirt, debris, or spillage, the City reserves the right to remove these materials and clean affected areas, the cost of which shall be the responsibility of the Contractor.
- Disposal of excess excavation within Special Flood Hazard Areas (100-year floodplain) must be approved by the City Engineer.
- All signs, landscaping, structures or other appurtenances within right-of-way disturbed or damaged during construction shall be replaced or repaired to the satisfaction of the City Engineer. The cost of this work shall be the responsibility of the Contractor.
- All field tile broken or encountered during excavation shall be replaced or repaired and connected to the public storm sewer system as directed by the City Engineer. The cost of this work shall be the responsibility of the Contractor.
- Precast concrete products shall be inspected at the location of manufacture. Approved precast concrete products will be stamped or have such identification noting that inspection has been conducted by the City of American Fork. Precast concrete products without proof of inspection shall not be approved for installation.
- All trenches within public right-of-way shall be backfilled according to the approved construction drawings or securely plated during nonworking hours.
- Trenches outside these areas shall be backfilled or shall be protected by approved temporary fencing or barricades during nonworking hours. Clean up shall follow closely behind the trenching operation.
- All trees within the construction area not specifically designated for removal shall be preserved, whether shown or not shown on the approved construction drawings. Trees to be preserved shall be protected with high visibility fencing placed a minimum 15 feet from the tree trunk. Trees 6 – inches or greater at DBH (Diameter Breast Height) must be protected with fencing placed at the critical root zone or 15 feet, whichever is greater.
- Trees not indicated on the approved construction drawings for removal may not be removed without prior approval of the Division of Engineering.
- Permits to construct in the right-of-way of existing streets must be obtained from the City of American Fork, Public Works Department before commencing construction.
- The Contractor shall be responsible for the condition of trenches within the right-of-way and public easements for a period of one year from the final acceptance of the work, and shall make any necessary repairs at no cost to the City.
- Pavements shall be cut in neat, straight lines the full depth of the existing pavement, or as required by the City Engineer.
- The replacement of driveways, handicapped ramps, sidewalks, bike paths, parking lot pavement, etc. shall be provided according to the approved construction drawings and the City of American Fork standard construction drawings.
- Any modification to the work shown on drawings must have prior written approval by the City Engineer.
- Traffic control and other regulatory signs shall comply with the Utah Department of Transportation Traffic Control guidelines and MUTCD Manual, current edition
- Public street signs shall meet all City of American Fork specifications with lettering colored in white displayed over a green background.
- Private street signs shall meet all City of American Fork specifications with lettering colored in white displayed over a blue background

UTILITIES

- The following utilities are known to be located within the limits of this project:

COMPANY	CONTACT	PHONE
CENTURY LINK	– TELEPHONE	Darren Keller (801) 356 6975
PACIFIC CORP	– POWER	Teria Walker (801) 756 1310
COMCAST	– CABLE	Kent Johnson (801) 831 7033
QUESTAR GAS	– GAS	Kent Proctor (801) 691 3037
AMERICAN FORK CITY	– WATER	Joy Brems (801) 404 6129
AMERICAN FORK CITY	– SEWER	Aaron Brems (801) 404 6126
AMERICAN FORK CITY	– STORM	Aaron Brems (801) 404 6162
AMERICAN FORK CITY	– SWPPP	Harlan Nielson (801) 404 6362
AMERICAN FORK CITY	– P.I.	Joy Brems (801) 404 6129
- The Contractor shall give notice of intent to construct to Blue Stake (telephone number 800_662-4111) at least 2 working days before start of construction.
- The identity and locations of existing underground utilities in the construction area have been shown on the approved construction drawings as accurately as provided by the owner of the underground utility. The City of American Fork and the City Engineer assumes no responsibility for the accuracy or depths of underground facilities shown on the approved construction drawings. If damage is caused, the Contractor shall be responsible for repair of the same and for any resulting contingent damage.
- Location, support, protection and restoration of all existing utilities and appurtenances, whether shown or not shown on the approved construction drawings, shall be the responsibility of the Contractor.
- When unknown or incorrectly located underground utilities are encountered during construction, the Contractor shall immediately notify the owner and the City Engineer.

TRAFFIC CONTROL

- Traffic control shall be furnished, erected, maintained, and removed by the Contractor according to Utah Department Of Transportation, Traffic Control guidelines or Manual of Uniform Traffic Control Devices, current edition.
- All traffic lanes of public roadways shall be fully open to traffic from 7:00 AM to 9:00 AM and from 4:00 PM to 6:00 PM unless authorized differently by the City Engineer.
- At all other hours the Contractor shall maintain minimum one _ lane two _ way traffic. Traffic circulation must be supervised by a Certified Flagger.
- Steady _ burning, Type "C" lights shall be required on all barricades, drums, and similar traffic control devices in use at night.
- Access from public roadways to all adjoining properties for existing residents or businesses shall be maintained throughout the duration of the project for mail, public water and sanitary sewer service, and emergency vehicles.
- The Contractor shall provide a traffic control plan detailing the proposed maintenance of traffic procedures. The traffic control plan must incorporate any traffic control details contained herein.
- The traffic control plan proposed by the Contractor must be approved by the City Engineer prior to construction.
- Traffic Control requiring road closures and/ or detouring must be approved by the City Council.

EROSION AND SEDIMENT CONTROL

- The Contractor or Developer is responsible for submitting a Notice of Intent (NOI) to be reviewed and approved by the Utah DWQ.
- The NOI must be submitted to DWQ 45 days prior to the start of construction and may entitle coverage under the Utah DWQ General Permit for Storm Water Discharges associated with construction activity. A project location map must be submitted with the NOI.
- A sediment and erosion control plan must be submitted to the City Engineer for approval if a sediment and erosion control plan has not already been included with the approved construction drawings. This plan must be made available at the project site at all times.
- A UPDES Storm water Discharge Permit may be required. The Contractor shall be considered the Permittee.
- The Contractor shall provide sediment control at all points where storm water runoff leaves the site, including waterways, overland sheet flow, and storm sewers.
- Accepted methods of providing erosion/sediment control include but are not limited to: sediment basins, silt filter fence, aggregate check dams, and temporary ground cover. Hay or straw bales are not permitted.
- The Contractor shall provide adequate drainage of the work area at all times consistent with erosion control practices.
- Disturbed areas that will remain un-worked for 30 days or more shall be seeded or protected within seven calendar days of the disturbance.
- Other sediment controls that are installed shall be maintained until vegetative growth has been established. The Contractor shall be responsible for the removal of all temporary sediment devices at the conclusion of construction but not before growth of permanent ground cover.

WATER LINE

- All water line materials shall be provided and installed according to current specifications of the City of American Fork, Water Department.
- All public water pipe with a diameter 3 inches to 8 inches shall be Ductile Iron, Class 53. Public water pipe 12 inches in diameter or larger shall be Ductile Iron, Class 54.
- Only fire hydrants conforming to City of American Fork standards will be approved for use.
- Public water lines shall be disinfected by the City of American Fork, Water Department. Requests for water line chlorination shall be made through the City of American Fork, Water Department. The cost for chlorination shall be paid for by the Contractor.
- All water lines shall be disinfected according to City of American Fork Standard specifications. Special attention is directed to applicable sections of American Water Works Association specification C_651, particularly for flushing (Section 5) and for chlorinating valves and fire hydrants (Section 7).
- Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications. When water lines are ready for disinfection, the Contractor shall submit two (2) sets of "as-built" plans, and a letter stating that the water lines have been pressure tested and need to be disinfected, to the City of American Fork, Water Department.
- The Contractor shall be responsible for all costs associated with the disinfection of all water lines construction per this plan. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications.
- The Contractor shall paint all fire hydrants according to City of American Fork standards. The cost of painting fire hydrants shall be included in the contract unit price for fire hydrants.
- No water taps or service connections (e.g., to curb stops or meter pits) may be issued until adjacent public water lines serving the construction site have been disinfected by the City of American Fork, Water Department and have been accepted by the Public Works Department.
- The Contractor shall notify the City of American Fork, Water Department at (801) 763 3060 at least 24 hours before tapping into existing water lines.
- All water main stationing shall be based on street centerline stationing.
- All bends, joint deflections and fittings shall be backed with concrete per City of American Fork standards.
- The Contractor shall give written notice to all affected property owners at least 1 working day but not more than 3 working days prior to any temporary interruption of water service. Interruption of water service shall be minimized and must be approved by the City Engineer.
- All water lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of water line. Water lines shall be set deeper at all points where necessary to clear existing or proposed utility lines or other underground restrictions by a minimum of 18 inches.

SANITARY SEWER

- Sanitary sewage collection systems shall be constructed in accordance with the rules, regulations, standards and specifications of the City of American Fork, Public Works Department and the Utah Department of Health Code and Regulations.
- The minimum requirements for sanitary sewer pipe with diameters 15 inches and smaller shall be reinforced concrete pipe ASTM C76 Class 3, or PVC sewer pipe ASTM D3034, SDR 35.
- Pipe for 6-inch diameter house service lines shall be PVC pipe ASTM D3034, SDR 35. PVC pipe shall not be used at depths greater than 28 feet. Pipe materials and related structures shall be shop tested in accordance with City of American Fork Construction Inspection Division quality control requirements.
- All manhole lids shall be provided with continuous self_sealing gaskets.
- The approved construction drawings shall show where bolt_down lids are required.
- Sanitary sewer manholes shall be precast concrete or as approved by the City Engineer and conform to the City of American Fork sanitary manhole standard drawing. Manhole lids shall include the word SEWER.
- All PVC sewer pipes shall be deflection tested no less than 60 days after completion of backfilling operations.
- At the determination of the City Engineer, the Contractor may be required to perform a TV inspection of the sanitary sewer system prior to final acceptance by the City. This work shall be completed by the Contractor at his expense.
- Visible leaks or other defects observed or discovered during TV inspection shall be repaired to the satisfaction of the Engineer.
- Roof drains, foundation drains, field tile or other clean water connections to the sanitary sewer system are strictly prohibited according to the American Fork Code of Ordinances.
- All water lines shall be located at least 10 feet horizontally and 18 inches vertically, from sanitary sewers and storm sewers, to the greatest extent practicable.
- Where sanitary sewers cross water mains or other sewers or other utilities, trench backfill shall be placed between the pipes crossing and shall be compacted granular material according to the city Standard Specifications. In the event that a water line must cross within 18 inches of a sanitary sewer, the sanitary sewer shall be concrete encased or consist of ductile iron pipe material.
- Existing sanitary sewer flows shall be maintained at all times. Costs for pumping and bypassing shall be included in the Contractor's unit price bid for the related items.
- The Contractor shall furnish all material, equipment, and labor to make connections to existing manholes.
- All sewer lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of sewer line.

STORM SEWER

- All storm water detention and retention areas and major flood routing swales shall be constructed to finish grade and hydro _ seeded and hydro _ mulched according to the City of American Fork Standard Specifications.
- Where private storm sewers connect to public storm sewers, the last run of private storm sewer connecting to the public storm sewer shall be Reinforced Concrete Pipe conforming to ASTM Designation C76, Wall B, Class IV for pipe diameters 12 inches to 15 inches, Class III for 18 inches to 24 inch pipes, and 27 inches and larger pipe shall be Class II, unless otherwise shown on the approved construction drawings.
- Granular backfill shall be compacted granular material according to American Fork City Standard Specifications.
- All public storm sewers shall be Reinforced Concrete Pipe conforming to ASTM Designation C76, Wall B, Class IV for pipe diameters 12 inches to 24 inch pipes, and 27 inches and larger pipe shall be Class II, unless otherwise shown on the approved construction drawings.
- Headwalls and end walls shall be required at all storm sewer inlets or outlets to and from storm water management facilities. Natural stone and/or brick approved by the City Engineer shall be provided on all visible headwalls and/or end walls surfaces.
- Storm inlets or catch basins shall be channelized and have bicycle safe grates. Manhole lids shall include the word STORM.
- Storm sewer outlets greater than 18 inches in diameter accessible from storm water management facilities or watercourses shall be provided with safety grates, as approved by the City Engineer.

STRIPING AND SIGNING

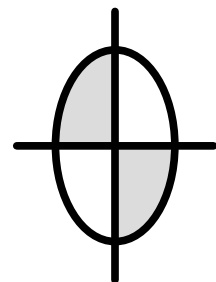
- All striping must be done following Utah Department of Transportation guidelines and MUTCD Manual recommendations, current edition.
- All signing must be done following MUTCD Manual recommendations, current edition.
- Only sand-blasting is allowed for removal of existing striping.
- Contractor is responsible for removal of conflicting existing striping.
- Materials used for striping must comply with the Utah Department of Transportation standard specifications.

MAIL DELIVERY

- The Contractor shall be responsible to ensure that US Mail delivery within the project limits is not disrupted by construction operations.
- This responsibility is limited to relocation of mailboxes to a temporary location that will allow the completion of the work and shall also include the restoration of mailboxes to their original location or approved new location.
- Any relocation of mailbox services must be first coordinated with the US Postal Service and the homeowner.
- Before relocating any mailboxes, the Contractor shall contact the U.S. Postal Service and relocate mailboxes according to the requirements of the Postal Service.

USE OF FIRE HYDRANTS

- The Contractor shall make proper arrangements with the American Fork City, Water Department for the use of fire hydrants when used for work performed under this project's approval.



Dudley and Associates, Inc.
Engineers Planners Land Surveyors
353 East 1200 South
Orem, Utah 84058

801-224-1252

Utah

Mot Estates "B"

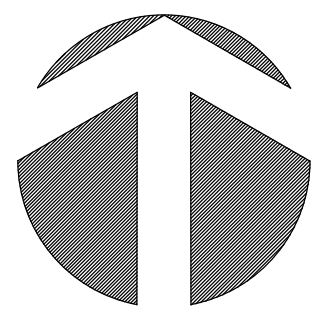
Standard Notes

American Fork City

REVISIONS

DATE 10-19-2020
SCALE None
BY BHT
TRACING NO. L-13848

SHEET No.
C - 2

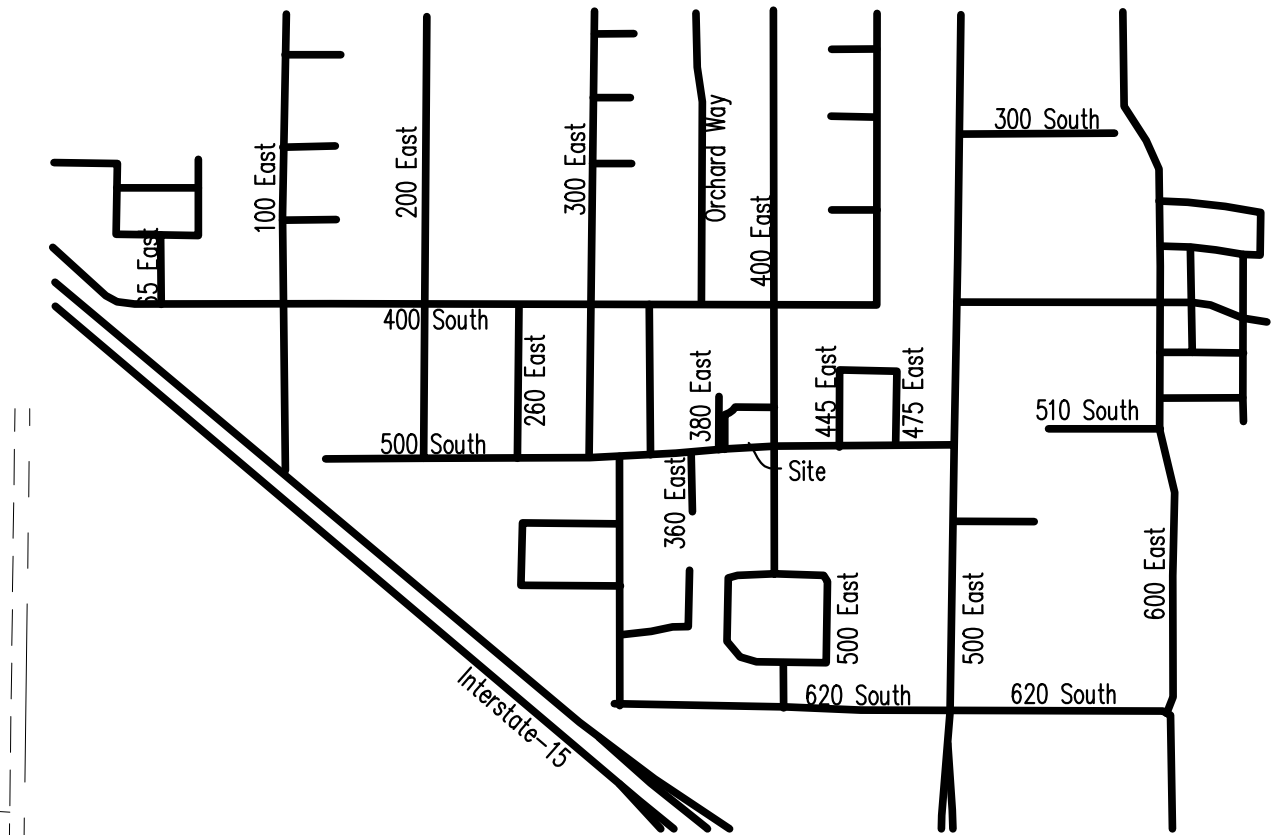


1" = 20'

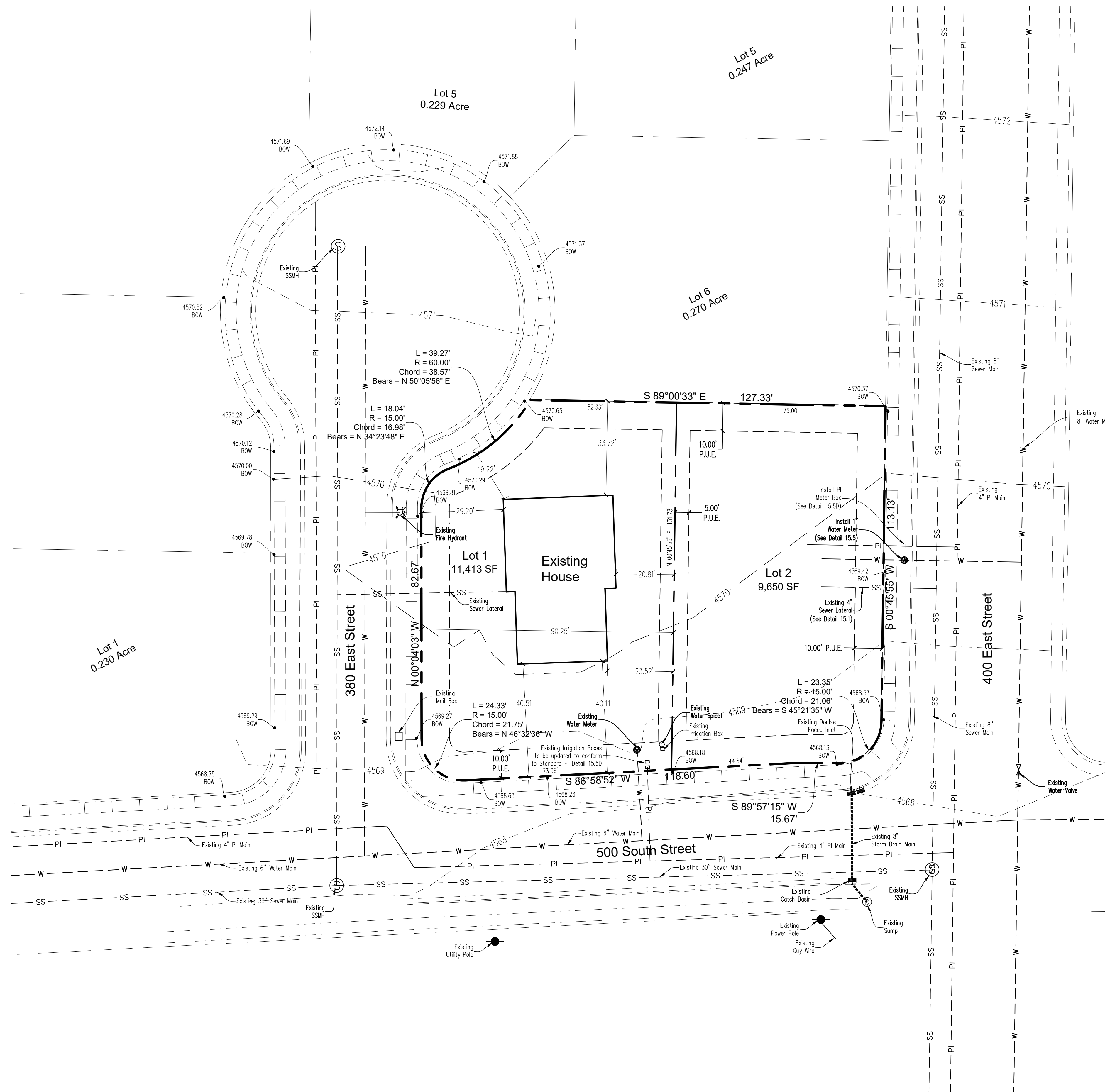
Mott Estates "B"

American Fork

Utah



Vicinity Map



Notes:

Grading plan will be required at time of home construction on Lot 2

Erosion Control Plan will re required at time of home construction on Lot 2

Developer:

Engineer:

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
801-224-1252

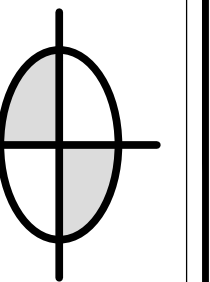
Site Data:

Zone = R2-7500
Total Area = 21,063 SF
Total number of Lots = 2

CAUTION!!! Notice to contractors

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111



DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Mott Estates

Utility Plan

Utah

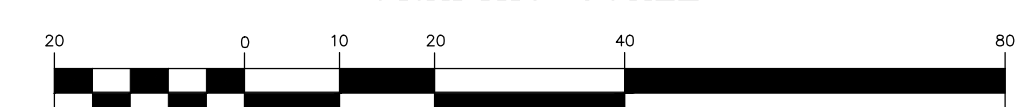
American Fork City

Revisions
8-23-2021

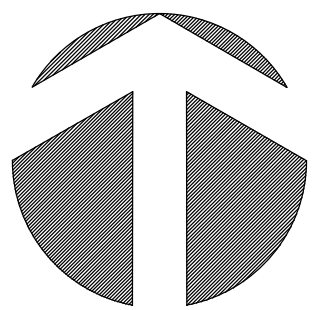
Date
4-16-2021
Scale
1"=20'
By
BHT
Tracing No.
5884

Sheet No.
C - 2.0

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



NORTH
1" = 20'

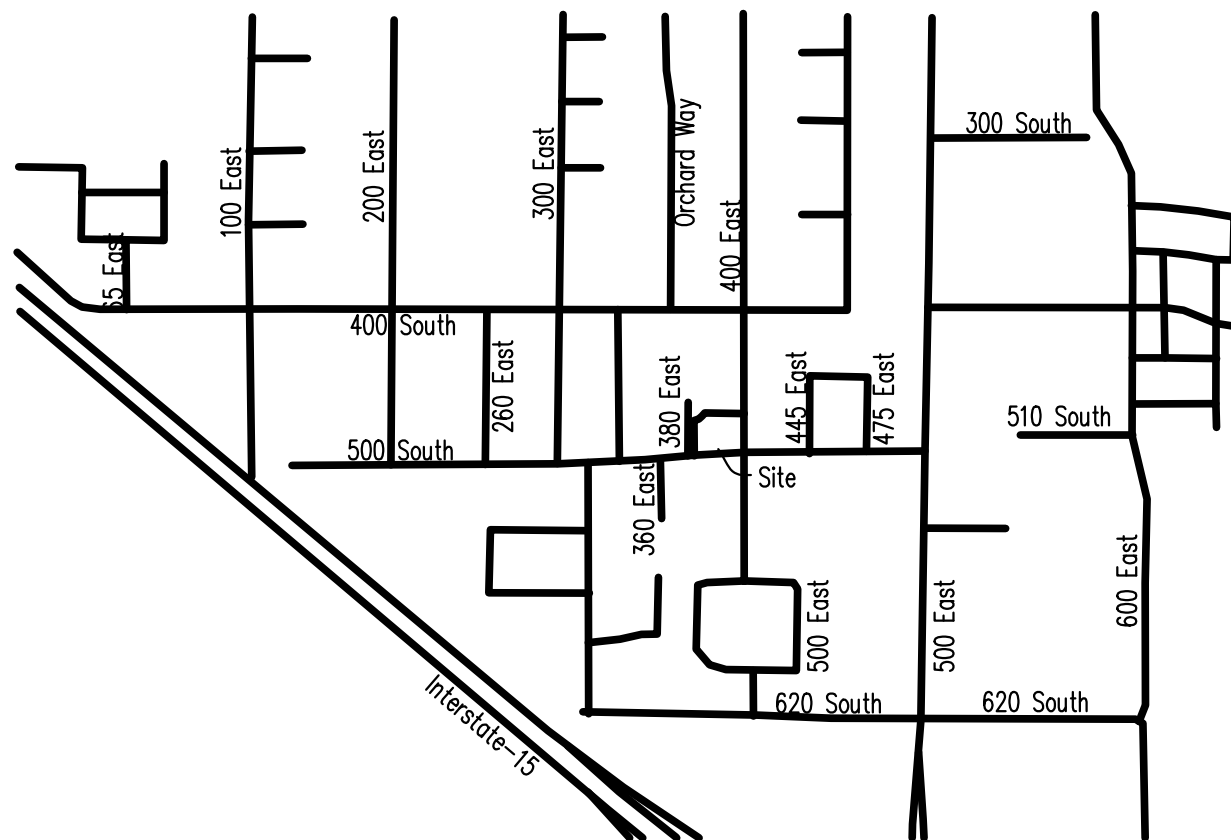
A Subdivision in American Fork City

Mott Estates "B"

A Subdivision located in the Southwest 1/4 of Section 25

Township 5 South Range 1 East SLB&M

American Fork City, Utah County, Utah



Vicinity Map

Surveyor's Certificate

I, Roger D. Dudley do hereby certify that I am a Professional Land Surveyor and I hold License #147089 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act, Utah Code Annotated 1953 Amended. I further certify that I have completed a survey of the property described hereon in accordance with Section 17-23-17 and have placed monuments as represented hereon.

Boundary Description

Commencing at a point located South 00°03'17" East along the Section line 927.43 feet and East 911.91 feet from the West quarter corner of Section 24, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence along 380 East Street the following 3 courses: North 00°04'03" West 82.67 feet, along the arc of a 15.00 foot radius curve to the right 18.04 feet (chord bears North 34°23'48" East 16.98 feet); thence South 89°00'33" East 127.33 feet; thence South 00°45'55" West along 400 East Street 113.13 feet; thence along 500 South Street the following 3 courses: along the arc of a 15.00 foot radius curve to the right 23.35 feet (chord bears South 45°21'35" West 21.06 feet), South 89°57'15" West 15.67 feet, South 86°58'52" West 118.60 feet; thence along the arc of a 15.00 foot radius curve to the right 24.33 feet (chord bears North 46°32'36" West 21.75 feet) to the point of beginning.

AREA=21,063 sq. ft. or 0.48 acre

Basis of Bearing: South 00°03'17" East along the Section line (NAD 27)

Date

Surveyor

(See Seal Below)

Owner's Dedication

Know all men by these presents that we, all of the undersigned owners of all the property described in the Surveyor's Certificate hereon and shown on this map, have caused the same to be subdivided into Lots, Blocks, Streets, and Easements and do hereby dedicate the streets and other public areas as indicated hereon for perpetual use of the public.

In witness hereof we have hereunto set our hands this ____ day of _____, A.D. 20____

by: _____

Acknowledgement

STATE OF UTAH } S.S.
COUNTY OF UTAH }

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____, who represented that he is the _____ of the _____ and has the authority to execute this instrument.

My Commission Number _____

Signed (a Notary Public Commissioned in Utah)

My Commission Expires _____

Print name of Notary

Acceptance by the City of American Fork

Approved this ____ day of _____, A.D. 20____, by American Fork City, approves this subdivision and hereby accepts the dedication of streets, easements and other parcels of land intended for public purposes for the perpetual use of the public. The city recognizes that this plat clarifies ownership of property with the dedication shown hereon this ____ day of _____, A.D. 20____

APPROVED _____ Mayor

City Council Member

City Council Member

City Council Member

City Council Member

City Council Member

APPROVED _____ CITY ENGINEER

ATTEST
AMERICAN FORK CITY RECORDER

Planning Commission Approval

Approved this ____ day of _____, 20____, by the American Fork City Planning Commission.

Planner

Chairman, Planning Commission

County Recorder

Plat " B "

Mott Estates

Including a vacation of Lot 12, Mott Estates

Subdivision

American Fork City, _____ Utah County, Utah

Scale: 1" = 20 Feet

SURVEYOR'S SEAL

CITY-ENGINEER SEAL

CLERK-RECORDER SEAL

Sewer & Water Authority
AF Public Works

Approved

Date

Notes:
Lowest floor slab elevation must be a minimum of 3 feet above water level measured during Spring Season.

Off-set pins to be placed in the back of the curb and 5/8" by 24" rebar with numbered survey cap to be placed at all lots rear corners prior to occupancy.

Building permits will not be issued for any home until 1) asphalt paving is installed and 2) fire hydrants are installed, approved by the Fire Marshal and charged with culinary water.

No footing, eaves, window wells or other improvements connected to structures are allowed to be placed within Public Utility Easement.

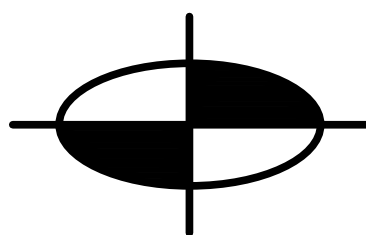
The construction of the project shall conform to the recommendations from the geotechnical report submitted for review and approval.

The contractor is responsible for the removal of collapsible soils within the buildable area, road improvements and underground utilities.

Legend

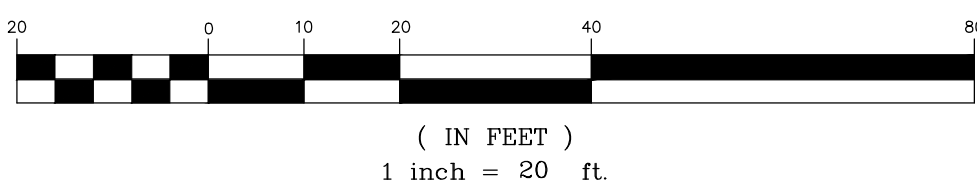
Name	Symbol
SECTION CORNER	
STREET MONUMENT	
PROPERTY CORNER	
STREET LIGHT	
FIRE HYDRANT	
SECTION LINE	
PROPERTY LINE	
EASEMENT LINE	
SETBACK LINE	

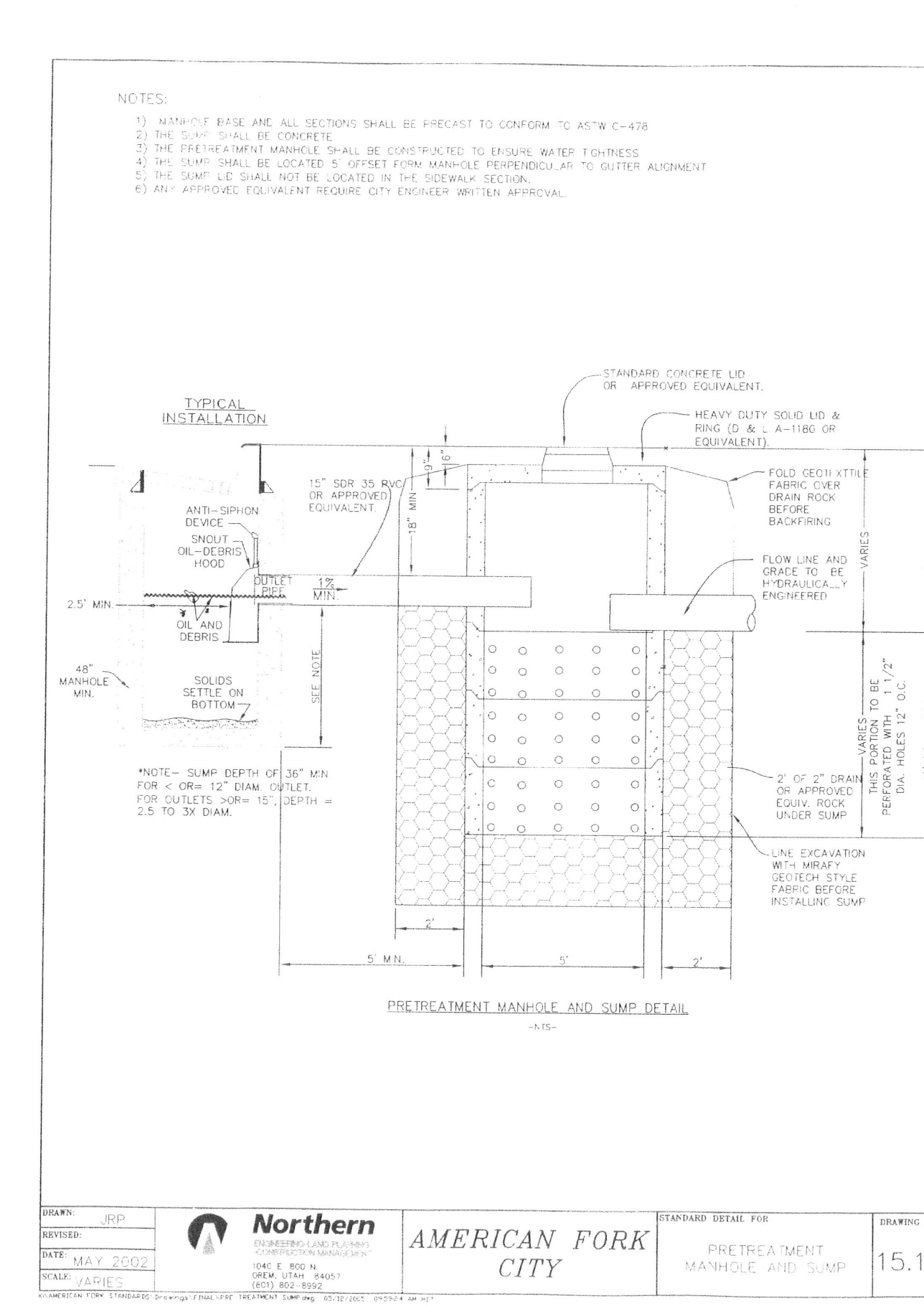
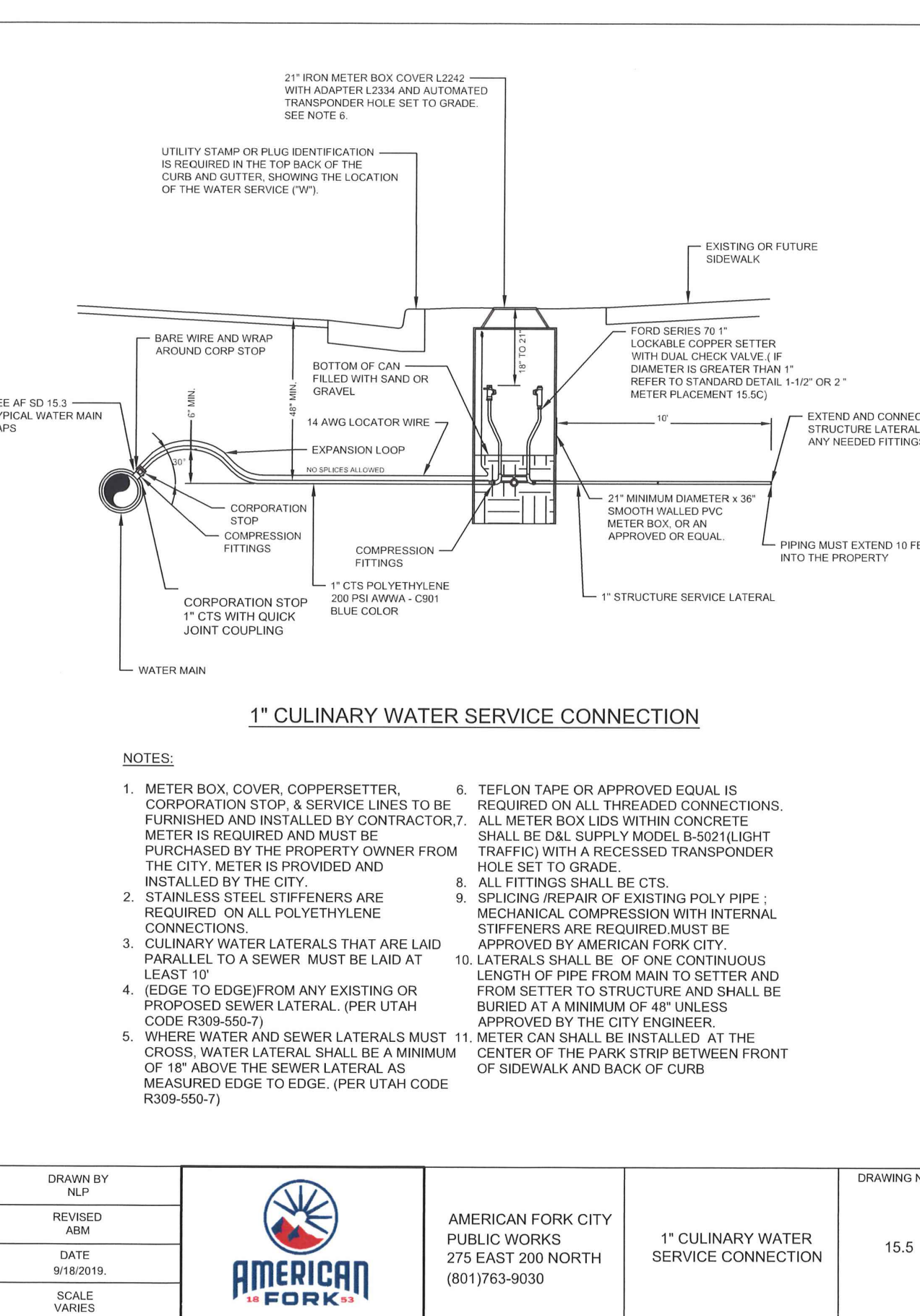
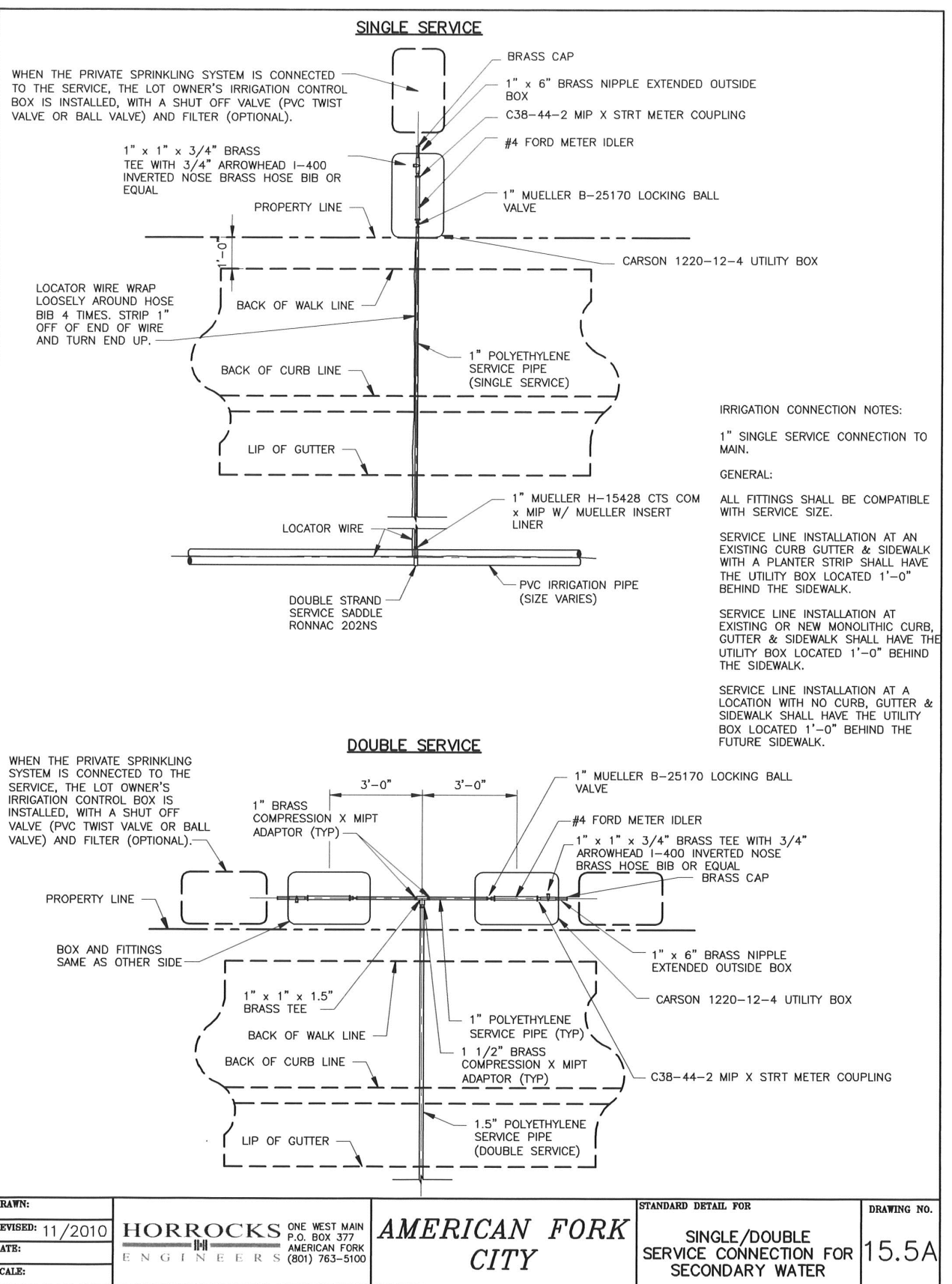
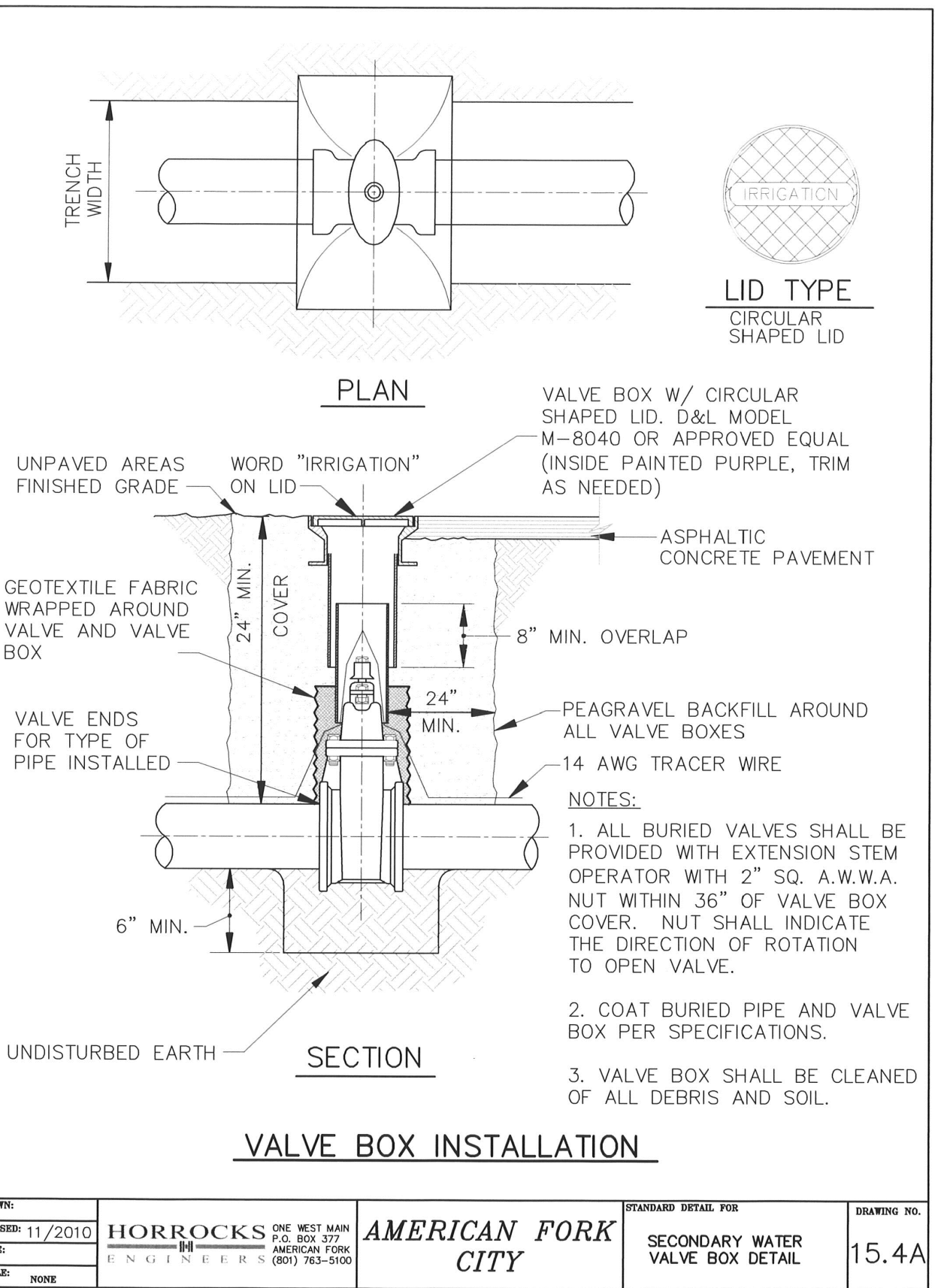
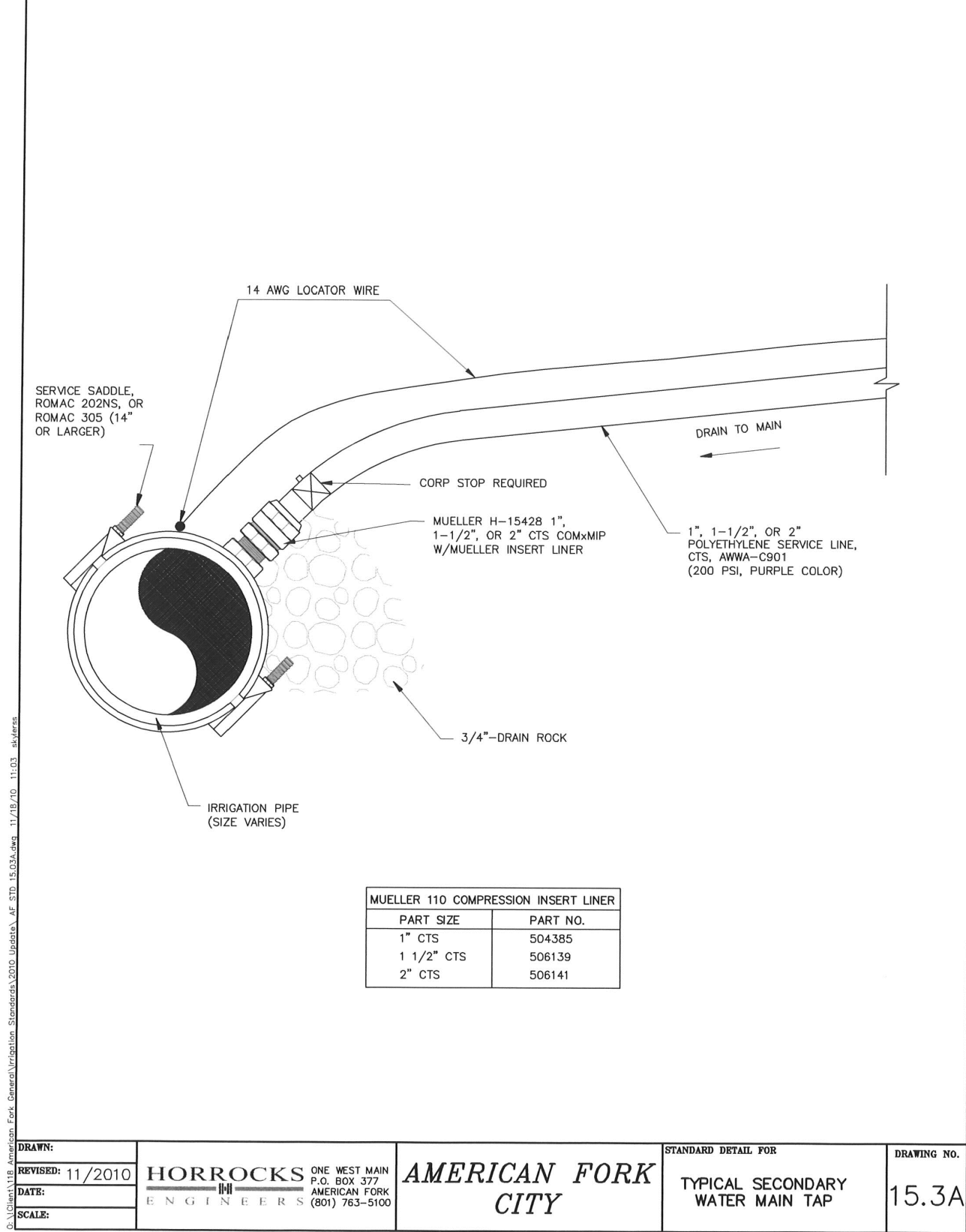
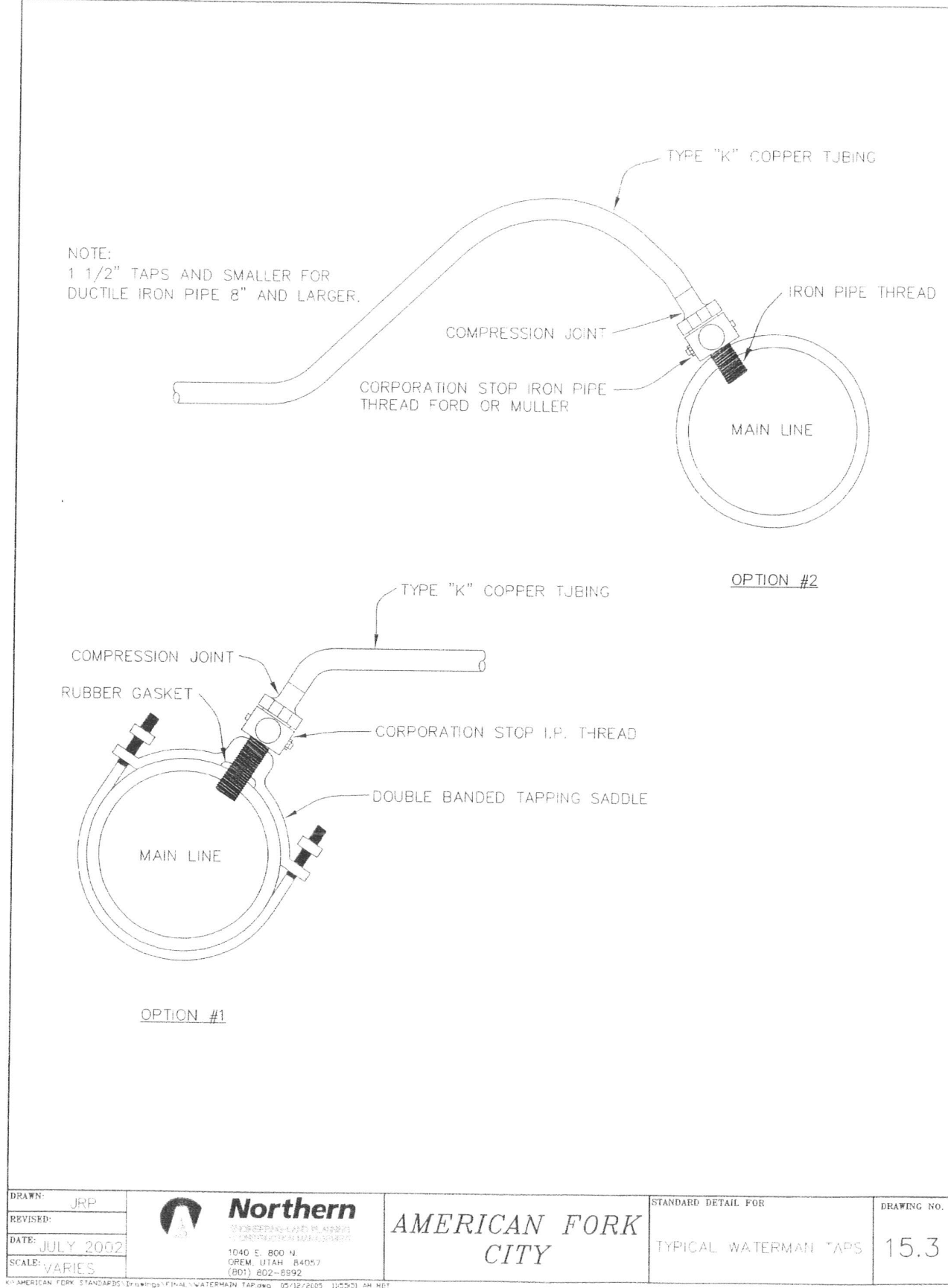
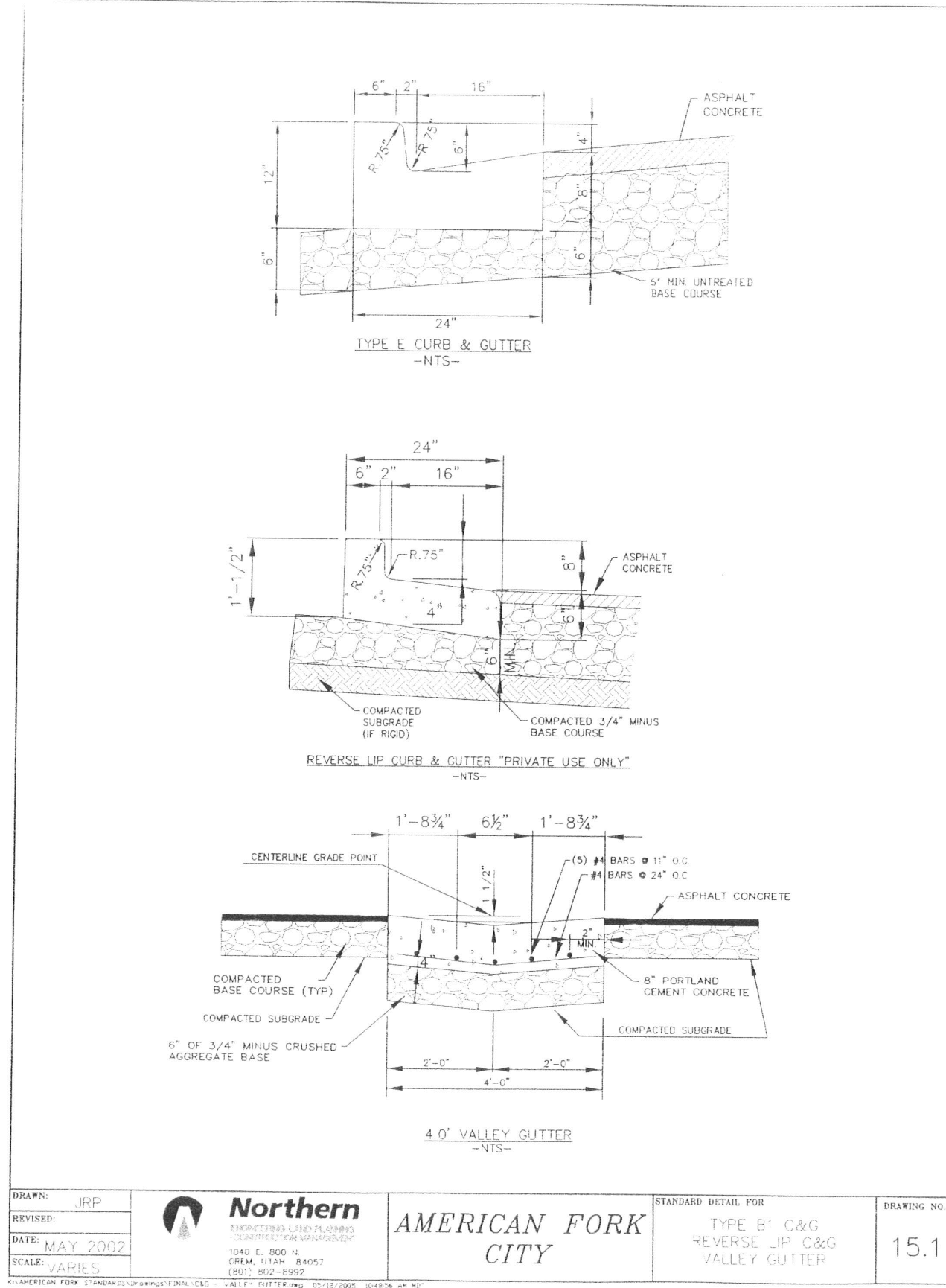
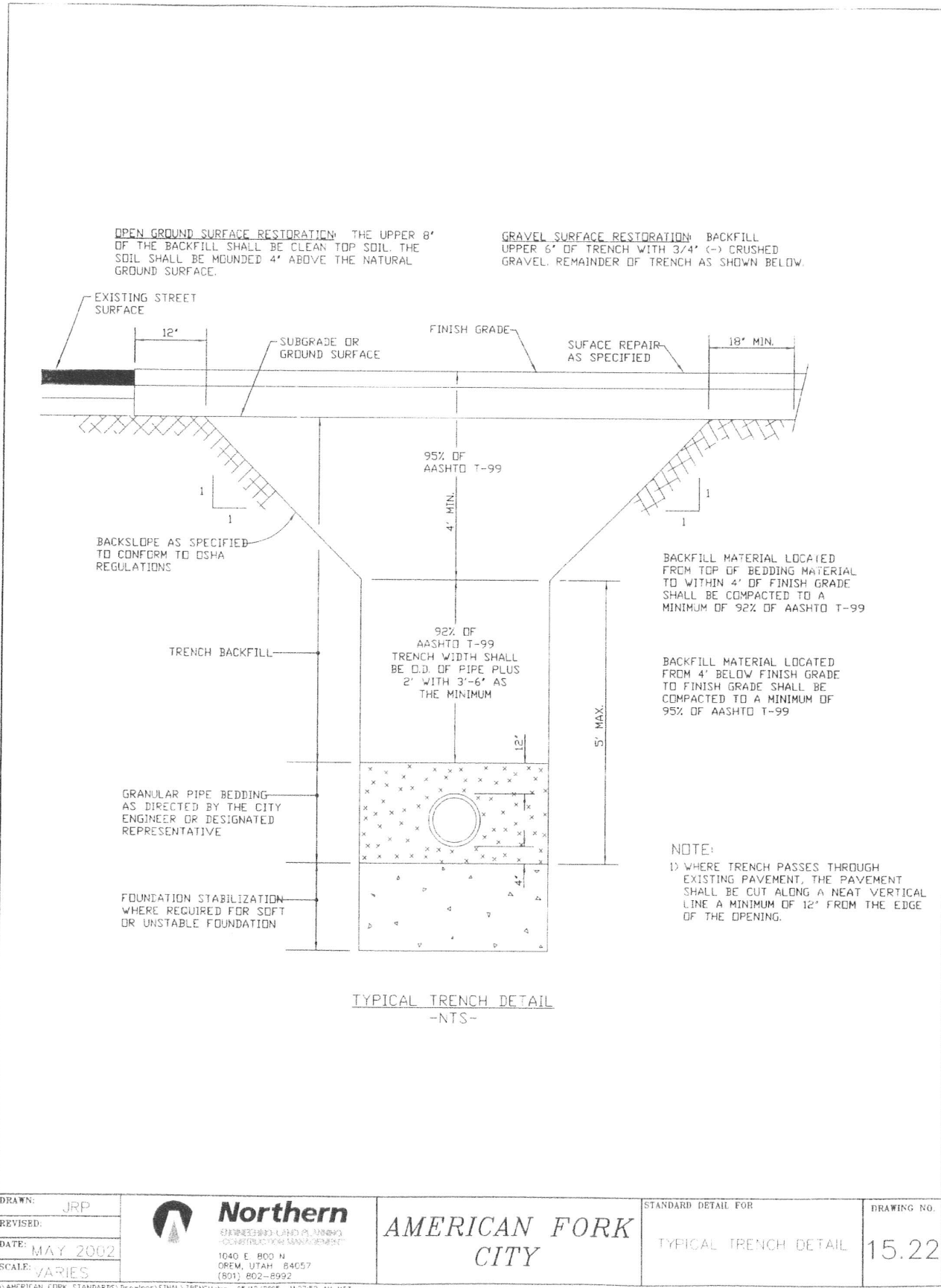
C - 3.0



Prepared By:
Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
801-224-1252
Fax 801-224-1264

GRAPHIC SCALE

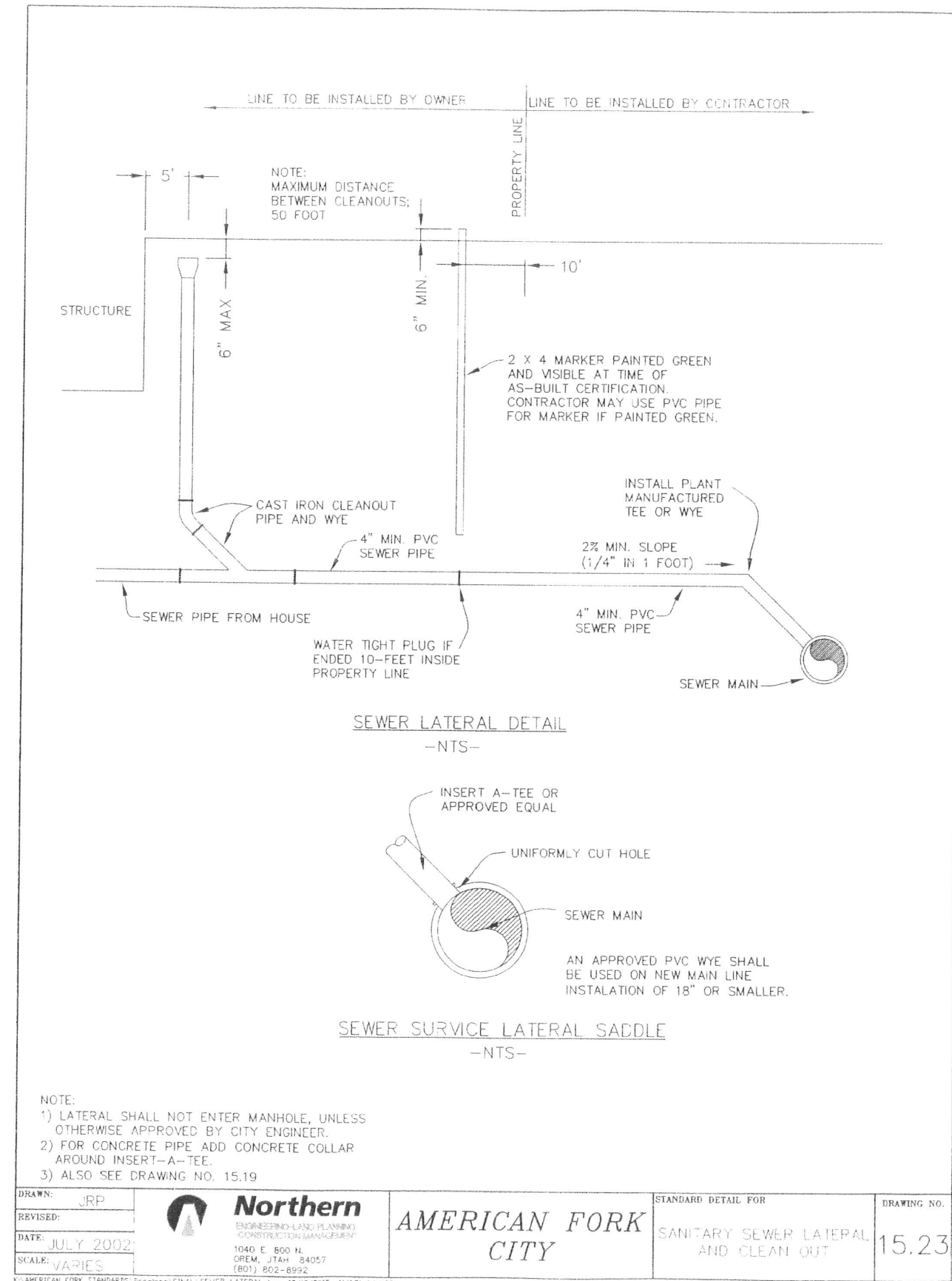
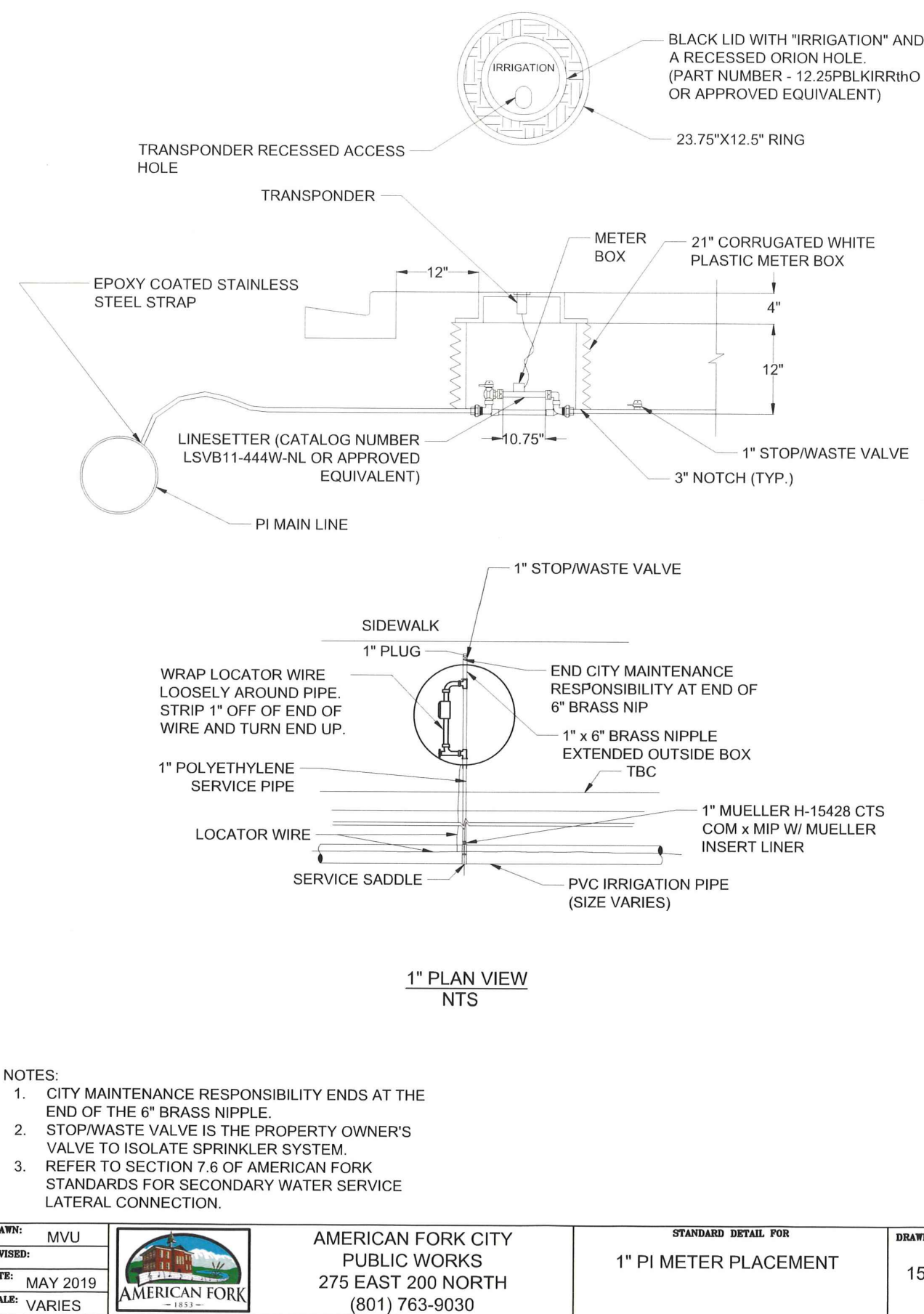
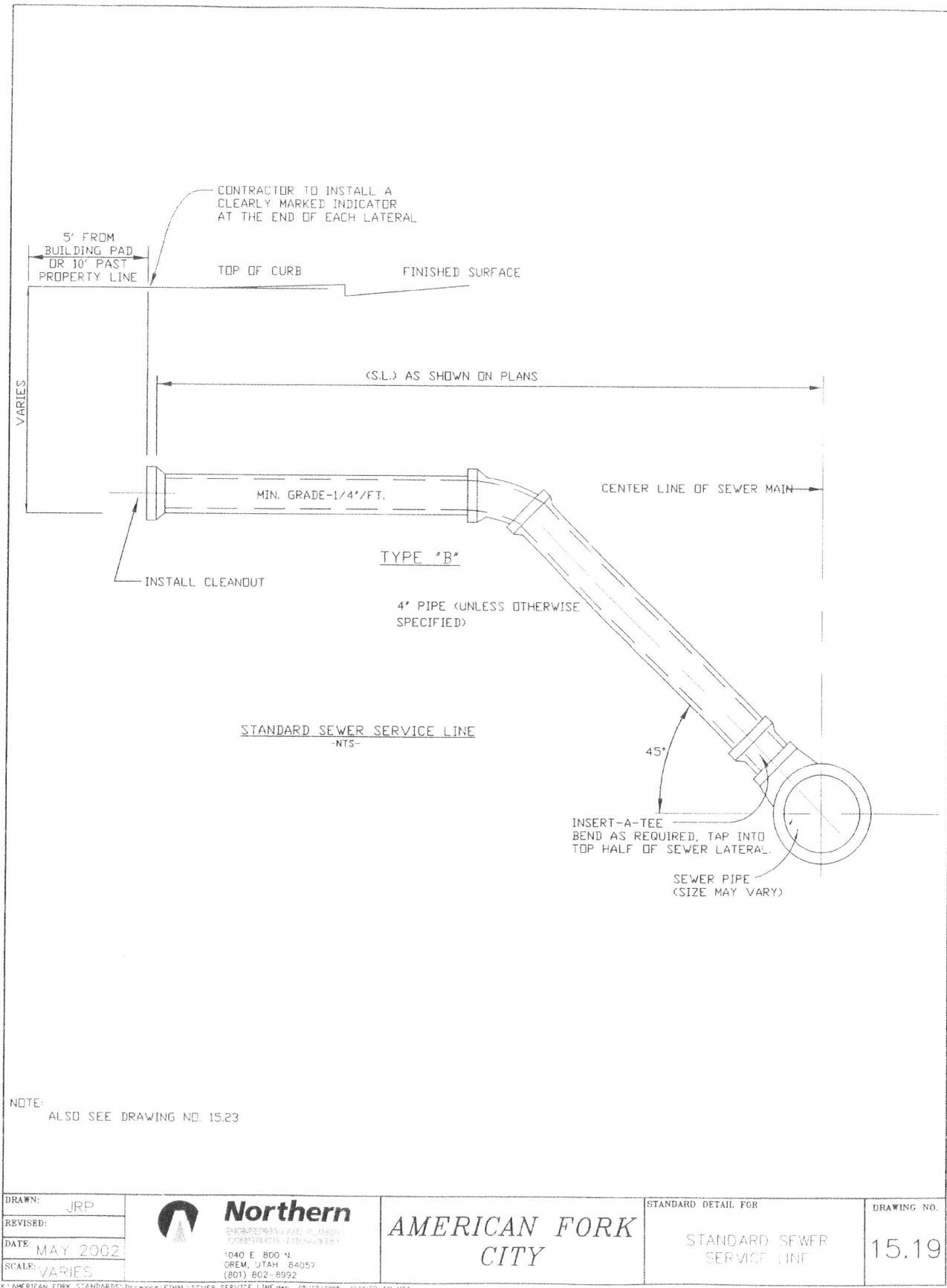




REVISIONS

DATE
10-19-2020
SCALE
not to scale
BY
BHT
TRACING NO.
L - 5884

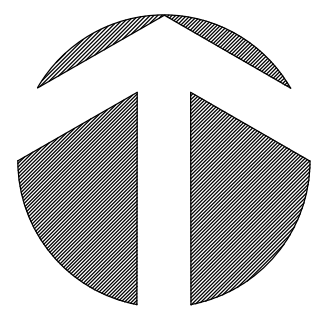
SHEET NO.
C - 4.0



REVISIONS

DATE 10-19-2020
SCALE not to scale
BY BHT
TRACING NO. L - 5884

SHEET No. C - 4.1

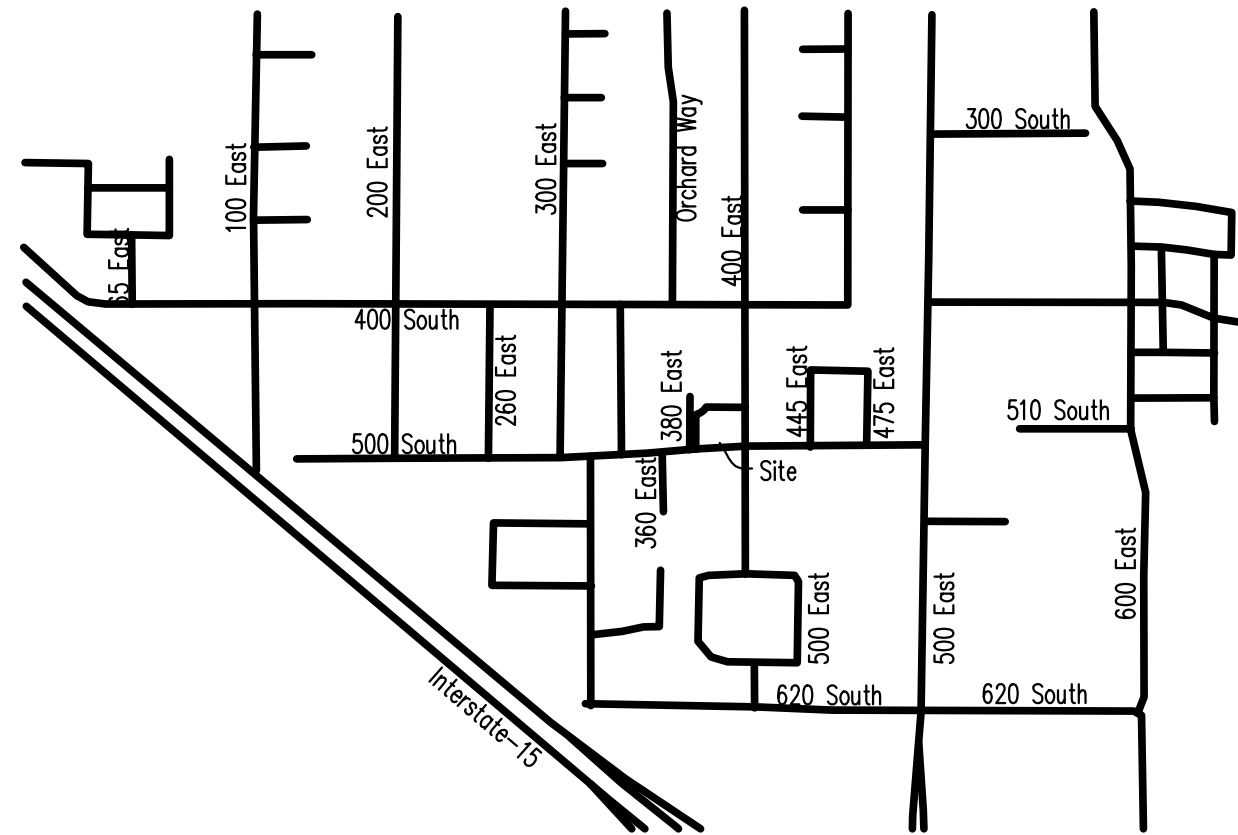
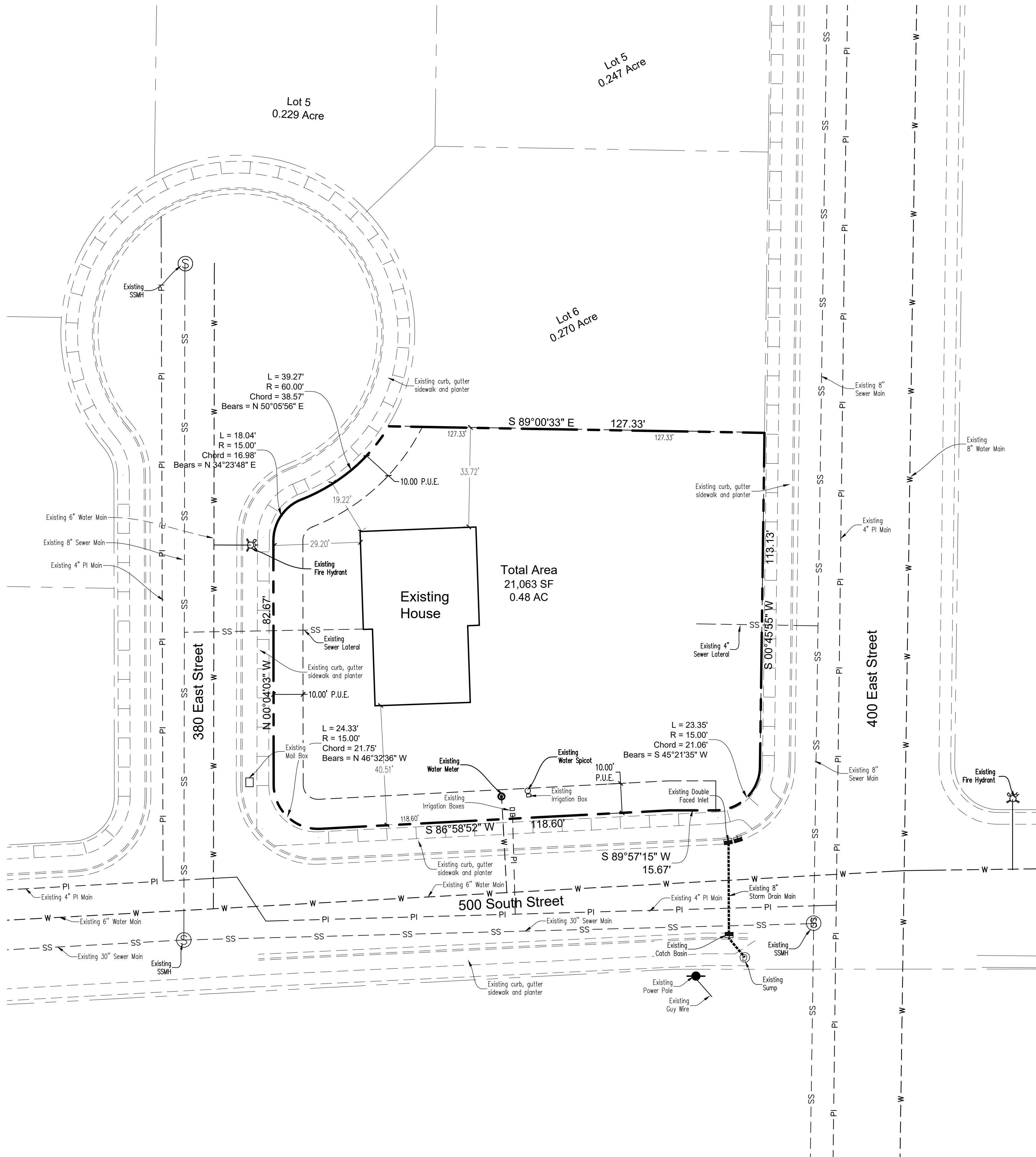


NORTH
1" = 20'

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Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111



Vicinity Map

DEED DESCRIPTION

Lot 12, Plat "A", Matt Estates Subdivision, American Fork, Utah, according to the official plat thereof on file and of record in the Office of the Utah County Recorder.

SURVEYOR'S CERTIFICATE

This survey is made for the benefit of: JARED SCHAUERS, and STEWART TITLE GUARANTY COMPANY, together with its successors and assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 11(a), 13, 14, 16, 17, and 19 of Table A thereof.

Date of Plat or Map: April 6, 2021

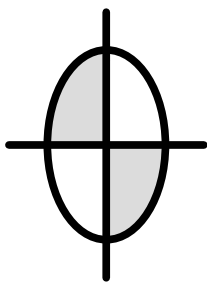
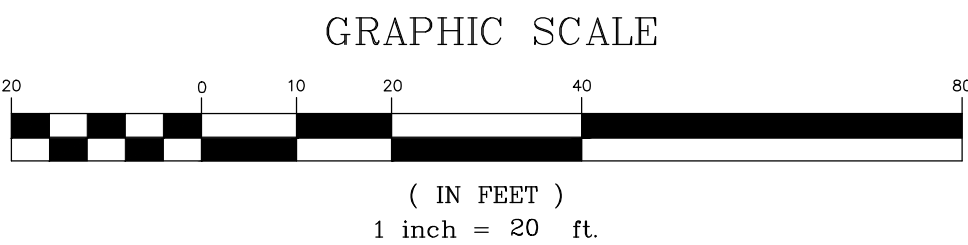
[Signature]
Roger B. Dudley, PLS #147089

SURVEYOR'S NOTES

- This survey is referenced to a title commitment by Stewart Title Guaranty Company, Commitment No. 2425 dated March 30, 2021.
- The boundary is marked with an iron pin with a yellow plastic cap - Identification No. PLS 147089, or PK nail in asphalt.
- The address of the property is approximately 485 South 380 West - American Fork, Utah, 84003.
- Said described property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 49049C0306F, with a date of identification of June 19, 2020, for Community Number 490152, in Utah County, State of Utah which is the current Flood Insurance Rate Map for the community in which said property is situated.
- The gross land area is 0.484 acre.
- The current zoning classification is R2-7500.
- There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- There are no observed wetland areas on the subject site.
- There is no evidence of recent earthwork on the subject site.

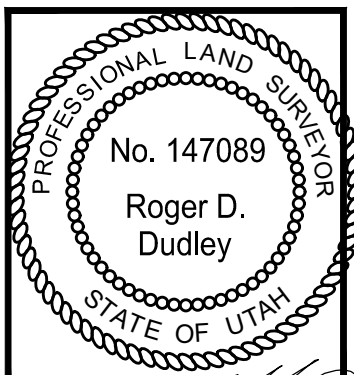
EXCEPTIONS

- Exceptions 1 - 9. Not survey related and not shown.
- Exception 10. Easements shown on recorded subdivision plat are shown as recorded.
- Exceptions 11-12. Not survey related and not shown.



DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Jared Schauers
ALTA / NSPS
Land Title Survey
Utah
American Fork City



Revisions	

Date
4-16-2021
Scale
1"=20'
By
BHT
Tracing No.
5884

Sheet No.
C - 5.0

UNAPPROVED MINUTES

AMERICAN FORK CITY PLANNING COMMISSION MINUTES SEPTEMBER 8, 2021

The American Fork City Planning Commission met in a regular session on September 8, 2021, at the American Fork City Hall, 31 North Church Street, commencing at 7:00 pm.

Present: Chairman John Woffinden
Rod Brocious
Christine Anderson
Jenny Peay
Bruce Frandsen
Chris Christiansen
Harold Dudley

Absent:

Staff Present: Rebecca Andrus, City Engineer
Wendelin Knobloch, Planner
Ben Hunter, Engineer
Lisa Halversen, Administrative Assistant

Others Present: Jordi & Coraima Berrett, Roger Dudley, David Brotherson, Scott & Julie Fambrough, Dale Christiansen, Josh Bushman

Chairman Woffinden led the “Pledge of Allegiance.”

1. Hearing, review and action on the preliminary plan and final plats for Greenwood Creek Plats A and B located in the area of 900 North 640 West in the R-1-9,000 Residential zone

Mr. Knobloch stated that Greenwood Creek proposes 41 lots on 19.59 acres, with an overall density of 2.1 du/ac. The property was recently annexed and given zone designations of R1-9,000 and PF (Public Facilities). The area zoned PF was designated for a future open space/trail corridor along the Mitchell Hollow. The subdivision plat recognizes this open area/trail corridor. Open space for the trail corridor was also provided with the Mitchell Springs subdivision to the west. A trail will ultimately be constructed, connecting 700 North to 1120 North, and continue north into the Highland City trail system. Access to Greenwood Creek is provided off 800 North, 640 West 860 North and 900 North. All lots meet or exceed the requirements of the R1-9,000 zone.

UNAPPROVED MINUTES

1 Ms. Anderson asked where the trail will connect to the park. Mr. Knobloch answered that the trail
2 will connect to the Mitchell Hollow park next to the equestrian center. A little further to the north
3 is the Highland City boundary.

4 Mr. Hunter indicated that the trail will be graded but not asphalted yet. When it is fully constructed
5 it will tie into the back yards of the lots adjacent to the trail. All the infrastructure requirements
6 will be met. City staff will do a third-party review on the geotechnical report which has not yet
7 been received.

8 Ms. Peay asked if this proposed development meets the required standards, Mr. Hunter affirmed.

9 Ms. Anderson asked about the trail grading and when the city would follow through with paving.
10 If it's not asphalted soon, it will need to be graded again at some point.

11 Mr. Hunter has spoken with Camden Bird of the Parks Department and they don't have a timeline
12 for finishing that trail. It will tie into existing city property in the northwest corner as shown in the
13 master plan. The Parks Department will be in charge of building it out.

14 Ms. Anderson replied that there have been issues with residents in the area encroaching on city
15 property in the past with landscaping, etc. She hopes that the city will pave it as soon as possible
16 so we don't have that conflict.

17 Mr. Hunter acknowledged her concerns. He stated that any improvements will likely need permits,
18 staff can check at that time to ensure that there aren't any encroachments.

19 Chairman Woffinden added that he doesn't want to see those problems continue or happen again.
20 He added that the developer needs to be aware of the wetlands in the area.

21 Mr. Hunter stated that the developer has assured the city that the wetlands won't be impacted.

22 Mr. Brocious asked about an intersection that he feels is problematic. Has a variance been
23 approved for 1000 West and 640/680 North since it is not a 90-degree angle and the variance is
24 greater than 10 degrees? Also, if there is a variance, how do commissioners know about this? He
25 feels it is a safety issue. He is concerned that the turn is more than 90 degrees and there is no
26 signage warning people of the turn. He believes it will be a safety hazard for any pedestrians in
27 the area.

28 Mr. Hunter stated that he doesn't have a lot of safety concerns about pedestrians right in this area
29 because of its status as a local road with low traffic volumes.

30 Mr. Christiansen asked if there will be fencing along the trail.

31 Mr. Hunter stated that there are no code requirements for a fence. Some people don't want one,
32 some might, but there are no code requirements. It will be at the discretion of the homeowner.

33 Ms. Peay brought up the issue of cohesion in fence styles along the trail and asked if it would look
34 better if it was all the same style and not chopped up into different sections and types of fencing.

UNAPPROVED MINUTES

1 Mr. Knobloch and Mr. Hunter agreed that a uniform style would look better, but there is no code
2 specification that requires that. It would be up to the city council to approve and appropriate funds
3 for that.

4 Chairman Woffinden felt that a fence will probably be necessary there, and there are many styles
5 of fencing.

6 Ms. Anderson said that she thinks it will be hard to get a uniform fence, the homeowners will
7 probably put in quality fencing and it will be fine.

8 Mr. Roger Dudley, civil engineer, represents the developer, Mr. David Brotherson, who is also the
9 developer of Lakeview Farms. He stated that these will be roughly 1/3 acre lots, there has been a
10 lot of response and interest from neighborhood to the east. He feels this will be a positive
11 development. The Mitchell projects were required to dedicate a portion of their land for the trail.
12 This development delineated the wetlands up front, most of the land in this area is wetlands.
13 Creating a trail requires mitigation of some wetlands. They intend to be sensitive to this issue.

14 He added that fences are addressed in the CC&R's. Fences are not required, but if they choose to
15 put one up they will be required to do a see-through black wrought iron fence. He feels that this
16 will be the safest choice since the trail is long. Mr. Dudley thanked city staff for their work, they've
17 worked on this project for 8 months and intend to develop consistent with city ordinances. They
18 have done traffic work with Hales Engineering, etc.

19 Mr. Dudley added that the trail is scheduled to go on to the south as it gets developed and ultimately
20 terminate at 750 North. He agrees that if the city could find funding it would be ideal to finish the
21 trail quickly.

22 Mr. Jordi Barrett, of Hales Engineering, discussed the 1000 North 640 West intersection. There
23 have been concerns expressed by residents about the residential driveway directly across from the
24 intersection and associated potential safety hazards. This driveway is almost directly adjacent to
25 the planned road which is ideal as mentioned in the code. But to mitigate any concerns, they
26 proposed a striped crossbar and a solar powered flashing stop sign to draw attention to the stop.
27 The second concern was dealing with the offset of intersections to the north at 960 North. There
28 is a 150 ft offset between the intersections, there will be low traffic volumes, and the offset will be
29 a "positive "offset, which is most desirable because left turns don't conflict with each other. He
30 added that the development meets the minimum requirements for a minor collector road, and there
31 is no minimum required for a local street so they are more than meeting the requirements.

32 Mr. Brocious asked about differing requirements in different sections of the code.

33 Mr. Hunter stated that there are three different sections of applicable code. In code regarding
34 recommended street spacing, 150 ft. are recommended if there is any offset. Between the three
35 different code sections staff will follow whatever is most stringent.

UNAPPROVED MINUTES

1 Ms. Anderson asked about the solar powered stop sign, she is curious if residents would be
2 comfortable with that blinking outside their windows.

3 Chairman Woffinden stated that he has seen similar signs on 1100 North on the way to Pleasant
4 Grove, he believes they have been done well and get drivers' attention.

5 Mr. Brocious doesn't know how the stopbar would be beneficial to the driveway.

6 Mr. Berrett wants to put a stopbar and make it visible, it will be an attention-getter.

7 Ms. Anderson asked why we would need that, is it because of the driveway across the street?

8 Mr. Berrett affirmed and said that the property owner expressed concerns about safety. They
9 proposed that to put their minds at ease.

10 Mr. Brocious added that if they put a stopbar at that intersection it will have to be located behind
11 the intersection quite a bit. He thinks that this mitigation would be more appropriate at the other
12 intersection with the additional angle.

13 Chairman Woffinden pointed out that the purpose of the stopbar is to protect pedestrians in a
14 crosswalk, there won't be a crosswalk here.

16 **Public Hearing Opened**

18 Mr. Scott Fambrough is the owner of the driveway across the street. He has contacted the
19 Engineering Department with his concerns and was told by Engineering staff that it was not in
20 accordance with code but it was the best alternative. He pointed out the section of code that
21 requires a minimum of 50 ft. residential spacing, his driveway has only 20 ft. He thinks there is
22 another way to situate the road that he feels would better comply with code.

23 Ms. Julie Fambrough showed commissioners a picture of how the property is situated, they
24 would be backing up into traffic. They have two children with disabilities and are concerned
25 about their safety. They do not want a blinking sign in front of their house, they don't feel that
26 this would alleviate the problem. If the developer would just straighten the road out so it wasn't
27 right in front of their driveway that would be a good solution and would follow code. They
28 realize that development will come into the area, they just want to make sure it comes in right
29 and in compliance with the code.

30 Chairman Woffinden pointed out that the blinking stop sign isn't facing their house and would
31 be 100 ft away.

32 Ms. Anderson acknowledged their frustrations, she said that the way the road is on the plan
33 provides full visibility. The city code lines things up as much as possible to promote visibility.

UNAPPROVED MINUTES

1 She likes the horseshoe set-up of this plan because the only people going in and out are the
2 neighbors.

3 Mr. Fambrough is concerned that the road will become a major through street for people going to
4 Costco.

5 Chairman Woffinden asked Mr. Dudley to address the possibility of moving the road. Would the
6 developer consider that?

7 Mr. Dudley said that changing the road would impact Lot 1. He does not agree with the assertion
8 that it doesn't meet code. He quoted a section of code that states "whenever possible, driveways
9 or side streets should be aligned directly opposite from driveways or side streets on the opposite
10 side of the main road." The idea of 50 ft spacing doesn't apply here, there are 18 homes nearby
11 which have the very same configuration. This issue isn't anything new, staff feel it is better to
12 see what is coming down the road. He questions the 50 ft. recommendation, what does that refer
13 to? Where you put your driveway on the one side of the street doesn't dictate where any other
14 driveways are on the other side of the street.

15 Mr. Josh Bushman, area resident, is impacted by this plan. The center of the road points directly
16 at his front door. He wondered if the 50 ft. recommendation is code that needs to be followed or
17 not?

18 Mr. Knobloch asked if Code 15.01.1850 is what is being referred to and he displays this section
19 to commissioners that references 50 ft. recommended residential spacing.

20 Mr. Bushman says his property meets the 50 ft. recommendation, but the Fambroughs only have
21 23 ft. He thinks he will have challenges backing out of his driveway. He stated that Engineering
22 staff also told him that this development is not compliant with code.

23 Ms. Andrus stated that her remarks were being a little misrepresented, she clarified that she told
24 him that the proposed development didn't meet the 50 ft. recommendation but that was only a
25 recommendation and didn't mean it wasn't in compliance with code.

26 Ms. Anderson says there are a lot of constraints on the developer to make the neighborhood
27 work. If they change the road, other lots are impacted. It's not a simple change.

28 Mr. Bushman said that with Mr. Dudley's amount of experience, he could certainly take a look at
29 this.

30 Chairman Woffinden asked Mr. Hunter about the code section referencing 50 ft. recommended
31 residential spacing.

32 Mr. Hunter showed the disputed code, the code section states that these are recommendations.
33 He explained that the intent is to try and help so that when you have two homes next door to each
34 other it will reduce the potential hazard of backing into each other. The applicant has showed
35 that there are many instances where driveways line up directly with the street. Even though these

UNAPPROVED MINUTES

are only recommendations, staff feels that the larger lot sizes are helpful and we feel it's ready to move to Planning Commission.

Ms. Fambrough asked where people would park. There are currently a lot of people that use their driveway to turn around. There is a lot of wildlife in the area and it is a popular spot.

Mr. Bushman said that there have been a couple breaches of the fence and he asked developer to spend some time to make sure the water flow isn't blocked and area is cleaned up.

Public Hearing Closed

Mr. Christiansen believes that the project is consistent with the recommendations.

Chairman Woffinden agreed.

Ms. Anderson said that she was once in the residents' position as a mother trying to protect her family and community, she empathizes with them. She lives just north of the temple and her front door used to face an open field but the area has filled in now. She understands that there are concerns about appropriateness and property values with any new development. On the other hand, the property owner has the right to develop their property within bounds. She appreciates the residents coming and commenting.

Mr. Christiansen moved to recommend approval of the preliminary plan for Greenwood Creek Plats A and B, with the findings as outlined and subject to any findings, conditions and modifications listed in the engineering report.

Ms. Anderson seconded the motion. Voting was as follows:

Chairman Woffinden	Aye
Christine Anderson	Aye
Jenny Peay	Nay
Bruce Frandsen	Nay
Chris Christiansen	Aye
Harold Dudley	Aye
Rod Brocious	Nay

The motion passed.

Ms. Anderson explained that she voted "aye" because she believes that visibility when backing out is more important than the lack of spacing.

UNAPPROVED MINUTES

1 Mr. Brocious explained that he voted “nay” because he does believe a solution could be
2 reached with another scenario.

3
4
5 Mr. Christiansen moved to recommend approval of the final plat of Greenwood Creek
6 Plats A and B, with the findings listed in the staff report, and subject to any findings,
7 conditions and modifications found in the engineering report.

8
9 Ms. Anderson seconded the motion. Voting was as follows:

12	Chairman Woffinden	Aye
13	Christine Anderson	Aye
14	Jenny Peay	Nay
15	Bruce Frandsen	Nay
16	Chris Christiansen	Aye
17	Harold Dudley	Aye
18	Rod Brocious	Nay

19 The motion passed.

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26 2. Hearing, review and action on an amendment to Section 17.4.608.6.B.e.(5) of the
27 American Fork City Development Code to strike the timing requirement for completion
28 of office/retail project components in the TOD zone

29
30
31 Mr. Knobloch informed commissioners that the Council recently approved an amendment
32 allowing clustering of commercial uses on streets other than 200 South within the TOD “mixed
33 use core” area. Clarification was given that the 25% equivalent requirement may be clustered
34 into one building or dispersed in separate buildings throughout a residential project.

35 The Code currently reads: *For buildings within the Mixed-Use Core sub-district, all buildings*
36 *abutting 200 South shall have an equivalent of 100% ground floor area designated for office*
37 *and/or retail use (Table 6E-Building Use). For all buildings within project areas abutting streets*
38 *other than 200 South, an equivalent of 25% ground floor area shall be designated for office*
39 *and/or retail use (Table 6E-Building Use). The 25% equivalent may be satisfied collectively in*
40 *one building or dispersed throughout the project area in various buildings. Delivery of the*
41 *office/retail use shall occur no later than at completion of 75% build-out of any residential*
42 *portions of the project area.*

UNAPPROVED MINUTES

1 The applicant, representing The Kelton Apartments (for which the above text was recently
2 amended to allow clustering of the commercial component), requests the timing element be
3 removed, and in its place read: *Delivery of the 25% equivalent office/retail use is not required to*
4 *be constructed concurrently with the residential component”*.

5 Effectively, this proposed amendment would eliminate the requirement to provide a commercial
6 component in a multi-family residential development within the Core area. Staff is opposed to
7 this amendment request and proposes a negative recommendation to the Planning Commission.

8 Ms. Anderson asked if there would be anything to guarantee that commercial would ever be
9 constructed if this amendment were to pass.

10 Mr. Knobloch said no, if the commercial requirement was consolidated onto a separate lot, it
11 could just sit vacant or be sold off.

12 Chairman Woffinden expressed his concerns that once space is allowed to be residential, it will
13 be very difficult to ever switch it to commercial. He feels that this amendment defeats the whole
14 purpose of mixed-use in the core of the TOD.

15 Ms. Peay said that taking this component out allows the developer to get out of the requirements,
16 she believes that the developer should have a vested interest in delivering the commercial
17 product.

18 Chairman Woffinden said that commissioners have the option to agree to the change, table it, or
19 deny it. If they recommend denial, it still goes to the city council who may not agree with the
20 commission’s recommendation. He pointed out that the city council approved the parking
21 requirement that was only 1 when it should have been 2.25 for a recent development.

22 Mr. Frandsen can’t see any compelling reason to approve this change.

23 Chairman Woffinden stated that this is the whole reason for the TOD. If we would have wanted
24 just a bunch of high-density apartments that would have been easy.

25 Ms. Anderson said originally the code required the commercial to be built concurrently, but we
26 compromised. This amendment removes the compromise altogether. She feels like tabling it
27 doesn’t make much sense, it might make more sense to deny with an explanation for why so
28 council knows how we feel.

29 Mr. Dudley believes that zoning requirements were meant for health, safety and welfare issues,
30 not market issues and economic development. He also understands what the city wants to see in
31 the TOD. He understands that this code amendment would be a bad idea from that perspective.

32 Ms. Anderson said that it might take some patience to wait for a developer who will bring the
33 commercial that the city wants. The other option is to give in and end up with a half- or no-
34 commercial development.

UNAPPROVED MINUTES

1 Mr. Brocious expressed agreement with previous comments and said that the city has been
2 willing to compromise. Once they reach the 75% level for residential there should be enough
3 support for commercial, he thinks that 75% is a good number. At first the commercial
4 requirement was supposed to be parallel to the residential development, but it's been cut back.

5 Ms. Anderson feels that we're being lenient at 75%, she thinks that commercial could actually be
6 a draw for the area.

7 Mr. Dale Christiansen, representing the developer of Kelton Apartments, thanks commissioners
8 for their time and consideration. He wanted to clarify a couple of things. First, the development
9 is a multi-family rental project. The entire development is taking place at one time. There is no
10 such thing as being 75% built out, it's either zero or 100%. The developer believes in the TOD,
11 multi-use concept. They have no disagreement with the city on this point. Their request is not
12 based on a desire to abandon the property, they just want to put it to best use. The question is
13 what is the best use and timing? They are moving ahead with 240 units and total site
14 development. Within the TOD classification there are a broad array of possible office and
15 commercial uses. In market-driven economies, we don't know yet what the best use will be. If
16 we are forced to build it, we narrow options and opportunities. We want to be able to have
17 commercial driven by the market. We understand the requirement of commercial and retail, but
18 we want it to be the best use. As we've spoken to companies about the space, they ask what we
19 envision there. We don't want to eliminate the requirement of commercial development, we just
20 don't want to limit it to a time frame that limits the types of opportunities.

21 Ms. Anderson asked when would they build the commercial if this amendment were approved?

22 Mr. Dale Christiansen said that they would build when they have a tenant.

23 Ms. Anderson replied that you can follow the market today as well as you can in three years.

24 Mr. Dale Christiansen said that they aren't in the business of sitting on land, they are just asking
25 for more flexibility.

26 Ms. Anderson pointed out that they had to write the code to apply to everyone, not negotiate with
27 each developer. It's there and guaranteed and clear. Even if you would build it and not abuse the
28 code, it would be hard to police others.

29 Mr. Dale Christiansen said that if there's a tenant or an opportunity, it will happen. The area is
30 quickly expanding but lacks infrastructure to help drive the commercial uses. It hasn't matured to
31 that point yet, it will take people living there to be able to support commercial use.

32 Chairman Woffinden asked "if we take the timing requirement out, and nothing is built but
33 residential, how does the city ensure that they will get the commercial?"

34 Mr. Dale Christiansen said that the commercial will be built in 2 buildings. One will be built
35 immediately, the other will be built when they have a tenant. As the market matures, someone
36 will want that corner as it is the most prominent one in the development.

UNAPPROVED MINUTES

1 Mr. Frandsen pointed out that the wording of the code was changed at the developer's request
2 not too long ago. He clarified that they are talking about the south side of 200 South, or around
3 250 South. As Mr. Frandsen reads it, they could go in and build 74.99999999 % of residential
4 and never have to build commercial. Is this the correct interpretation? He added that the
5 developer can already do what they're here asking for. They're not tied to anything commercial
6 until they hit 75% buildout.

7 Mr. Dale Christiansen responded that they could do that but it wouldn't make economic sense to
8 let land just sit there waiting for a commercial component. The market demands multi-family in
9 this housing shortage, we want to deliver those products. He reiterated that they believe in the
10 concept of the TOD.

11 Mr. Brocious clarified that if proposed amendment is approved, would property formerly slated
12 for commercial use be converted to residential use?

13 Mr. Dale Christiansen denied that any commercial use would be converted to residential.

14 Mr. Chris Christiansen said that the developer can't build all of the 75% residential component
15 first, they can only build up to 75% of the 75% of the development that is residential in use
16 before the commercial trigger kicks in.

17 Mr. Frandsen agreed that they can currently build 75% of 75% which would leave vacancy.

18 Mr. Dale Christiansen is open to other ways of making sure we deliver on our promise to deliver
19 commercial, we just believe in market-driven solutions.

20 Ms. Anderson wanted to be very clear for the record, this struggle is the very reason the code
21 should not have been changed to allow the commercial to be in another building. Because we
22 allowed it to be separate, this developer is being forced to build to fit one tenant. Mixed-use
23 should have meant that the ground floor would be stalls that would be usable by many tenants.

24 Mr. Frandsen asked the developer what they are willing to do as far as assuring the city of
25 commercial development.

26 Ms. Anderson added that we can't change the code for everything that comes in the door, but
27 something needs to be figured out.

28 Chairman Woffinden says this will affect every developer that comes into the area.

29 Mr. Chris Christiansen stated that this has become a "chicken and the egg" problem where the
30 dilemma is whether residential will drive commercial or commercial will encourage residential.

31 Ms. Anderson says this will be a very high traffic area.

32 Mr. Frandsen asked again what a possible solution is to present to the city to satisfy the city?

33 Mr. Dale Christiansen suggested maybe a deed restriction or a bond, etc.

UNAPPROVED MINUTES

1 Ms. Anderson asked Mr. Knobloch what kind of options they have besides changing the code?
2 She asked if the code can be satisfied as it is and they can make other changes elsewhere?

3 Mr. Knobloch says it's either a yeah, nay or table as the procedural item is before you. This
4 discussion could happen at the city council where they have other tools. Development
5 agreements can be signed but involve legal costs and risks. Such a discussion would need to
6 happen in a different venue.

7 Mr. Frandsen agreed that there needs to be a different solution, but that's down the road.

8 Ms. Anderson says this shows the flaw of the amendment we made, it opens up confusion and
9 difficulty and it's unfair to the developer. Any change wouldn't affect this development, it's
10 already vested with the rules that existed, but we need to find a solution and then fix the code.
11 She clarified that Mr. Knobloch is saying that to entertain another option you would have to
12 strike the code as it is now.

13 Mr. Knobloch says this would be a question for the city attorney. He doesn't believe it's possible
14 to add something to the proposal, it hasn't been noticed and advertised as such.

15 Chairman Woffinden discusses the various options available to commissioners and the
16 consequences of approval, denial and tabling.

17 Mr. Dale Christiansen requests either approval or denial so they can move ahead to city council
18 as soon as possible.

19 Ms. Anderson would like to have a work session on this matter before it goes to city council.

20 Mr. Knobloch said it would likely show up on council agenda 2 weeks from next Tuesday.

21 Mr. Dale Christiansen says the bottom line is that they want to work through this and they are
22 under construction timelines. They are not trying to get out of their commitments, they are
23 willing to discuss it at a work session.

24 Ms. Anderson stated that this is the city's mess and we need to get it figured out.

25 Ms. Peay said a work session would give them insight to make a better solution.

26 Ms. Anderson asked what the best tool is to make sure they can be involved in a solution, is that
27 tabling?

28 Mr. Knobloch reminded commissioners that if council makes a change in the language of the
29 code, it will come back before the commission for a recommendation.

30
31 **Public Hearing Opened**

32 No comments received.

UNAPPROVED MINUTES

Public Hearing Closed

There was discussion between commissioners about the ramifications of denying vs. tabling the proposal.

Mr. Chris Christiansen proposed a work session that includes city council and the planning commission where this issue and related discussions can be held.

Mr. Frandsen suggested that this may be a good vehicle to resolve the issues and have more insight and tools.

Ms. Peay moved to recommend that the proposed amendment be tabled.

Mr. Christiansen seconded the motion. Voting was as follows:

Chairman Woffinden	Aye
Christine Anderson	Nay
Jenny Peay	Aye
Bruce Frandsen	Aye
Chris Christiansen	Aye
Harold Dudley	Nay
Rod Brocious	Nay

The motion passed.

Ms. Anderson explained her vote, saying that she would vote to deny.

3. Other Business

Chairman Woffinden told commissioners that the city is still looking for a replacement for Adam Olsen.

Mr. Knobloch told commissioners that the APA Conference is this week if anyone is interested.

4. Site Plan Committee Report

Mr. Knobloch reviewed the items for the upcoming Planning Commission meeting to be held on Wednesday, September 22, 2021. It will likely be a shorter meeting with a couple of zoning and land use amendments.

UNAPPROVED MINUTES

- 1 5. Review and action on the minutes of the August 18, 2021 Planning Commission Regular
2 Session

3
4 **Ms. Anderson moved to recommend approval of the minutes of the August 18, 2021**
5 **Planning Commission Regular Session.**

6 **Mr. Christiansen seconded the motion. Voting was as follows:**

7	Chairman Woffinden	Abstain
8	Christine Anderson	Aye
9	Jenny Peay	Aye
10	Bruce Frandsen	Aye
11	Chris Christiansen	Aye
12	Harold Dudley	Abstain
13	Rod Brocious	Abstain
14		The motion passed.

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18 6. Adjournment

19
20 **Ms. Anderson motioned to adjourn.**

21 **Mr. Brocious seconded the motion. All voted in favor.**

22
23 Meeting adjourned at 9:30 pm.

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27
28 Lisa Halversen
29 Administrative Assistant